

**Coolidge School Working Group**  
**Meeting Minutes**  
**4 pm Wed., Dec. 5, 2018**  
**Finance Meeting Room, Town Hall, Maynard, MA**

**Committee Members Present:**

Linde Ghere

Vicki Brown Stevens

Donna Dodson

Sarah Donnelly

**Also Present:**

Ellen Duggan

Walter Eriksen, president of Applewood Construction Corp.

Ken Estabrook, Maynard Finance Committee chairman

**1. Minutes** – The minutes of the Nov. 14, 2018, meeting were approved.

**2. Conversation with Walter Eriksen, Real Estate Developer** - Walter Eriksen has developed real estate since 1992. In Maynard, he developed the four units at 213 Main Street and is currently building condominiums at 173 Main Street next to the Quarterdeck. He showed us photos of a 100-year-old mill building in Manchester, N.H., that he developed into 130 units.

The Coolidge has “a lot of potential” for development into probably about eight residential rental units, Walter said. He would seek a historical tax credit and therefore be required to retain many of Coolidge’s significant exterior and interior features. He said the tax credit process is difficult but financially worth it. He didn’t think the Coolidge would need an elevator for this type of development. Construction would take about a year, he thought. He said he would continue to own the building.

**Open Public Space** - We asked about preserving open space around Coolidge. Walter said he would want a lot deeded to him in order to secure financing. He thought the public could continue to use the property with deed restrictions and language placed in tenants’ lease agreement. We worried about liability - how could a private Coolidge be insured with children and adults mobbed around during winter sledding and the potential for snow and ice avalanche off the back roof? On a positive note, Walter said he would agree to build a snack shack/restroom to facilitate recreation programs on the playground.

**3. Updates and Considerations**

- **Sarah Donnelly** – Sarah had to leave the meeting early but noted that the Coolidge property is very dear to Maynard and assuring its future is our most important task. We must consider future ownership of the building and not just the developer who wins the RFP. She said we must carefully rank our priorities in creating an RFP.
- **Overlay District** – Ken Estabrook said we should consider an overlay district for the Coolidge property so we could specify all the uses we believe are compatible

for the property. That way we could permit multi-family and art studio live-work units, for example, that are not allowable under Coolidge's current GR zoning

- **Timeline** – We think we probably won't have an accepted RFP in time for Town Meeting in May. We do think we should very soon write our RFP and get it in circulation.

#### **4. Next Meeting**

- Jeff Swanberg, chair of the Maynard Cultural Council, will visit us at our next meeting, Dec. 15, Donna Dodson told us. He will speak to us about artist live-in studios.
- RFP - Vicki will attempt to write up the history portion for the RFP.

**5. Adjournment** – We adjourned at about 5:35 p.m.