

Grand View Meeting

October 28, 2008

The meeting of the Grand View Re use Committee meeting was held at the Town Hall Annex on October 28th 2008. The meeting opened at 7:00 PM.

Attending were Town Administrator Bob Mercier, Selectman Walter Zenkin, and Selectperson Sonia Rollins.

Committee members Mary Ippolito, Kevin McKelvey, Bill McDonough, Rob Zahora, and Toni Faria,

Also present were Mike Tredeau and Kathi Horton from the Historical Commission.

Treasurer, Kevin McKelvey read the Treasurer's report:

Total funds - \$47,469.32

(less the funds earmarked for the Buy a Brick Program of \$3,000.00) makes the Total funds available \$44,469.32. The report was accepted as read.

Sonia gave a brief review of the September Town Meeting and the resulting vote by Town Meeting members to accept the article as read concerning the Grand View property.

A discussion followed on moving forward on Phase 1 of the project. Final approval will come in January at Town Meeting. As an historical structure it needs to be stabilized so that the public will see improvements. The use at this point is secondary to the improvements that need to be made.

The Town Administrator explained that the market place is in a holding pattern which is a concern. Due to the economy the bonding will be an issue. The commitment money from Gutierrez is firm at this point.

The grant money from the state may or may not come forward because of the economy.

SEA revisited the documents and Specifications. The Town Administrator signed the first part of the specifications.

Options:

1. The main house
2. The main house and the connecting ell. Demo of the barn -
3. House, connecting ell and barn.- 1 million nine.
- 2.4 million for the house and the addition of a back room for a kitchen.

A discussion followed on the importance and cost of saving the barn. The Board of Selectmen and the Administrator believe that the reconstruction of the barn will be too costly, and is considered the weakest link in the complex.

It was pointed out that if the ell and barn are lost, the historic importance of the property will be diminished. After discussing the pro and cons it was agreed that saving the house is the primary concern.

Core shell and barn - \$2.4 million.

It was mentioned that barns in worse condition have been restored in MA. and in N.E. It is expected that the high cost of the project will not allow the barn to be reconstructed. SEA considers it too labor intensive. Once again the Town Administrator emphasized the goal is to save the house, and we may have to lose the ell and barn.

A question was asked about the failure of the proposed covering of the barn by Jerry Eide, who presented a low bid for the job. Town Administrator Bob Mercier explained that it was not done because the contractor would not post a bond, and wanted one half of the fee up front.

The cost for SEA to propose the work on Grand View is \$23,000. The bid process will be in late November.

December 17th the sub bids will go out for electric and plumbing and general contractor bids.

The sale of the empty S. Bedford St. property will be posted next Wednesday, Nov. 4th. The price will be \$275,000 for 2,900sq. ft. lot. Bids will be open on Dec. 10th.

At the next Town Meeting the authorization of where to spend money will be done by the Town Meeting members. All GRV members are encouraged to attend in GRV shirts and jackets.

The future use of the house was discussed once more. It will be presented to Town Meeting members as a community center.

The November meeting has been cancelled and a December 16th meeting will replace it. The meeting was adjourned at 8:06 PM.

Minutes submitted by
Toni Faria