



Meeting Minutes
June 30th, 2016 – 7:00 PM
Town of Hanover

The following minutes are from the Sylvester School Redevelopment Committee meeting held on Thursday, June 30th, 2016 in Hanover Town Hall.

Sylvester School Redevelopment Committee Meeting Attendees:

Present: Peter Matchak, David Delaney, John Galluzzo, Christopher Martin, Joseph Rull, Louise Sironi and Douglas Thomson

Absent: Heidi Cho

The Sylvester School Redevelopment Committee met with David Aiken from the Planning Office of Urban Affairs (POUA). The committee asked questions regarding POUA's experience with the Kennedy Building development. The POUA is in ninety-nine year lease term with the Cardinal Cushing School, who is the owner of the property. Mr. Aiken noted that the Sylvester School could use a similar lease term to gain money from lease payment, and still have control of the land and property. The committee noted that the town does not want to lose control of the building, noting that the surroundings of the property are for civic use. Mr. Aiken suggested the Board enroll the Sylvester School Building on the Nation's Historic Registry. Mr. Aiken then explained the advantage of using 35% of historic tax credits to help finance the building.

In addition, he advised the committee to apply for a grant program to study the feasibility of converting a school building for apartment use. He noted that the committee would need to hire a historic, financial, and architecture consultant to advise the project. He also noted a disadvantage of the property being the building's small size, and that only about thirteen to fifteen units will fit into the building.

The meeting minutes will be approved next meeting.

The next Sylvester Redevelopment Committee is scheduled for Thursday, August 18th.
The meeting was adjourned at 8:00 p.m.

Respectfully submitted by:

Peter Matchak
Town Planner