



**Meeting Minutes**  
**April 6<sup>th</sup>, 2017 – 7:00 PM**  
**Town of Hanover**

---

The following minutes are from the Sylvester School Redevelopment Committee meeting held on Thursday, April 6<sup>th</sup>, 2017 in Hanover Town Hall.

**Sylvester School Redevelopment Committee Meeting Attendees:**

Present: Joseph Rull, Michaela Shoemaker, Tom Raab, Andrea Sweeney, Chris Martin, John Galluzzo and Dave Delaney

Absent: Doug Thomson

Joseph Rull, Chairman of the Sylvester School Redevelopment Committee, called the meeting to order at 7:02 p.m. Mr. Rull welcomed new committee members Thomas Raab, on behalf of the school committee, and Michaela Shoemaker, on behalf of the Town of Hanover. The Committee also welcomed newly appointed member Andrea Sweeney. The Committee reviewed minutes from the November 17<sup>th</sup>, 2016 meeting. Chris Martin moved to accept the minutes, John Galluzzo seconded and all others voted in favor.

Mr. Rull presented an email sent by Dave Traggorth discussing historic tax credits and the recent walk through of the Sylvester School by Albert Rex of MacRostie Historic Advisors, Dave Traggorth, and Michaela Shoemaker. Mr. Rull explained that Dave Traggorth put this meeting together free of charge from MacRostie Historic Advisors as funding has not been allocated to the committee currently. Chris Martin inquired how much the historic tax credit was worth and Joe Rull, Chairman, answered that we have been told it can be as high as 35% which the Committee agreed would be very beneficial for the building to have for future developers.

Mr. Rull reviewed the article currently being submitted for the Sylvester School. Chris Martin asked where the \$30,000 request had come from because the advisory committee was wondering. The Committee discussed that they were not positive who had originally come up with the \$30,000 request. Chris Martin commented that the Committee should have an exact plan for the money when we present to the Selectmen and that due to the proximity to the school there is limited use we can do with the building. Joe Rull, Chairman, reminded the Committee that we now also need to include Salmond. Dave Delaney discussed that Dave Pallotta did not want to add Salmond and have it be affordable. Tom Raab stated that the Sylvester School insurance is worth \$4.4 million and Salmond insurance is worth \$1.7 million. Dave Delaney asked how

big the parcel is which Chris Martin responded it is 1.27 acres. Tom Raab stated that the whole building at Salmond is utilized by about 35-40 people every day but they do not care where they go but that they do live pretty inexpensively at Salmond school but the land behind the building could be sold and used. We will continue the Salmond School discussion at our next meeting and Joe Rull asked Michaela Shoemaker to provide the committee with information about the lots at Salmond School.

Chris Martin asked about the cost of an RFP for the town meeting article which Joe Rull, Chairman, replied that according to Dave Traggorth would be about \$10,000 or slightly more. Chris Martin commented that advisory committee would most likely support it as long as the numbers made sense and that if we are estimating that it may be \$10,000 we should include a small buffer in case the quote is slightly higher. Chris Martin suggested we amend the article wording and amend the dollar amount the Committee is asking for. Tom Raab stated that Sylvester is very expensive to upkeep while Salmond is very usable and would make sense to sell land in the back. Dave Delaney asked if selling land would require an article which Chris Martin stated that any land sold by the town needs to be voted on but that the Committee could recommend it. Joe Rull, Chairman, stated that we would be changing the article to ask for funding for a consultant for RFP and read to the committee proposed wording for the new article, "To see if the town will vote to transfer the sum of \$15,000 from certified free cash to provide funding for a consultant and architect to develop a simple feasibility report for RFP for the Sylvester School regarding federal and state historic tax credits eligibility". Chris Martin made a motion to modify article to read as discussed. Dave Delaney seconded and all others voted in favor.

Chris Martin recommended we start the narrative with the Sylvester School has looked at uses based on Committee meetings and we recommend keeping the land on a long term lease and sell the building for housing and the board recommends it be senior housing 55+. Joe Rull, Chairman, stated we will have wording written up for the Selectmen meeting on Monday April 10<sup>th</sup>. Dave Delaney stated we include that it keep the historic importance. Chris Martin said if we have the feasibility and tax credits we can get an RFP and use other towns as templates and asked if we should discuss with the Selectmen the future need for the committee. Joe Rull asked for a timeline for the committee and if we can get an RFP out this summer. John Galluzzo stated the Historic Tax Credits deadlines are April 30<sup>th</sup>, August 31<sup>st</sup>, and January 15<sup>th</sup>. Chris Martin said as long as we ask for more money in town meeting we could apply then for January 15<sup>th</sup> deadline. The board discussed and agreed upon the next meeting being April 20<sup>th</sup>.

Chris Martin made a motion to adjourn the meeting. Dave Delaney seconded the motion. All others voted in favor.

The meeting was adjourned at 8:00 p.m.

**Respectfully submitted by:**

Michaela Shoemaker  
Associate Planner