



Meeting Minutes
August 18th, 2016 – 7:00 PM
Town of Hanover

The following minutes are from the Sylvester School Redevelopment Committee meeting held on Thursday, August 18th, 2016 in Hanover Town Hall.

Sylvester School Redevelopment Committee Meeting Attendees:

Present: David Delaney, Joseph Rull, Louise Sironi, Heidi Cho and Douglas Thomson

Absent: John Galluzzo and Christopher Martin

Joseph Rull, Chairman of the Sylvester School Redevelopment Committee, called the meeting to order at 7:08 p.m. The Committee discussed the special upcoming town meeting scheduled for September 26th, and plan to prepare a one-paragraph report supporting the Center School extension project to present to the Board of Selectmen.

The committee recapped and shared discussion of the previous meetings. First, the committee discussed the June 30th meeting with David Aiken from the Planning Office of Urban Affairs (POAU). From the previous meeting, the committee recognized that the Kennedy Building is on a ninety-nine year lease term with the Cardinal Cushing School, who is the owner of the property. The committee saw the possibility of using a similar lease term to maintain the Sylvester School building to gain funds for lease payment, and to maintain control of the Sylvester School building. In a previous meeting, the committee acknowledged David Aiken's (from POAU), advice that the Sylvester School building can hold thirteen to fifteen units of housing if converted to residential use. He noted a disadvantage being that the building can only hold minimal unit counts. The committee acknowledged his advice to register the property under the National Register of Historic Places in order to gain 35% of the rehabilitation tax credit and help with the financing.

The committee discussed the meeting with the Board of the Selectmen. The committee agreed with the Board of Selectmen that the redevelopment of Sylvester School should be with a neutral revenue, and the town should control the land. The committee recognized that the town is spending money to maintain underutilized old school buildings, such as Sylvester School and Salmond School, and hopes to find a better way to maintain the building.

For the next Sylvester Redevelopment Committee meeting, the committee asked for a more specific figure for ADA, as well as a current maintenance expenditure for Sylvester School. For the next meeting, the committee plans to discuss a draft report for the special town meeting. The committee asked to schedule an open public meeting in October following the special town meeting, which will supplement and support the residents with any further questions regarding the Sylvester School project. The committee inquired for an update of the ADA cost from Jim McKinnell and the Priority Development Fund. The committee also requested the Hanover Housing Report for their review.

David Delaney made a motion to approve the minutes from June 9th. Doug Thompson seconded the motion. All others voted in favor. The meeting minutes for June 30th and August 18th will be reviewed at the next meeting.

The next Sylvester School Redevelopment meeting is scheduled for Thursday, September 15th at 7p.m. The meeting was adjourned at 7:55 p.m.

Respectfully submitted by:

Heidi Cho

Associate Planner

DRAFT