

Highland Building Meeting Minutes, March 8th, 2021

Members in attendance: John Ballantine, Christine Lear, Kathy Keller, Jack Troast, Annette Lee, Bryan Sorrows, Luke Ascolillo, Tim Goddard, Melissa McMorrow,
Public: Ellen Huber, Bonnie Miskolczy,

Meeting notes of Feb 8th were approved by all committee members in attendance.

- John Ballantine reported his conversations with Stu Roberts and Eric Adams regarding development costs for the Highland School. The quote was "2 to 3 million" dollars which has changed little from the original quote years ago. This amount was questioned by several members who felt that our consideration for development was a repurposing of the building and not a commercial enterprise. We will revisit.
- There was a question if residential use would be as costly as a commercial use. It was brought to our attention the need to replace the windows and we were reminded that it had storm windows. When looking at the costs we must also consider the potential income. Potential rents were \$1,500 per unit. Operations costs must also be considered. It was thought that we needed more quotes on the construction of 4 apartments and Bryan offered to organize a walk through.

It was suggested that as a historic building that there may be grant money available to preserve it. There was an offer to reach out to other towns who have preserved old schools.

- It was estimated that we might need 10 parking spaces with potentially more that were undesignated. (more parking at the church 200 ft away) A copy of the former parking plan for Highland was referenced. Much still in question about the zoning for the various uses." Distinctive structures" may not apply to the same zoning restrictions. We will look into that assertion.
- Bryan brought up the question of renovation vs gutting the structure. We agreed that much more information gathering on costs was needed. It was suggested that we speak to Larry Sorli to help assess not only renovations costs but feasibility and what resources may be available for such a project. Another suggestion was to ask our building inspector to weigh in on that may or may not be doable.
- John Ballantine noted that Eric Adams felt that it would cost around \$300,000 tear down the building and prepare for school use.
- Christine Lear stated that she thought any proposal that we offered might be better received if it solved a problem that currently facing the town...

Respectfully submitted by Annette Lee. Approved 7-0 on April 19, 2021