

## **Minutes of the Patton Homestead Directors – Oct. 20, 2015**

*Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burrige, John McWane & Patrick Reffett*

Carin called the Meeting to order @ 4:15 PM. Minutes from the Meetings of Sept. 1, Sept. 8, Sept. 22 and Oct. 6 were approved as amended. (John abstained from the Oct. 6 vote)

Georgina Keefe-Feldman circulated documents for signatures, part of the nonprofit application process. All voting Directors in attendance signed. Georgina will contact Rich Barbato and arrange to meet him for his signature. Once signed she will send to Donna Brewer.

All thanked Carin for her excellent presentation to the BOS on Oct. 19<sup>th</sup>. One suggestion brought up that evening was to post our Minutes on the Town website. Georgina will pursue with Maureen Hickey. G K-F already sends copies of the Minutes to the Town Clerk's office.

**Zoning Discussion** - Patrick circulated a report he previously produced and reviewed that answers some of our questions re: zoning. Patrick stated that he needed a better fix on the usage of the Homestead, but this is a start.

- A gravel parking lot for 100 could be produced for approx. \$45,000, as per DPW Director Bill Rochford. That does not include lighting.
- It will have to go to the ZBA. A site plan review is needed for anything over 5 spaces.
- The question of who builds the lot – the Town or a contractor – has not been determined. Does the cost of the parking lot come out of the \$250,000 earmarked for the Homestead from the Berry sale? We think yes.
- The Homestead will also need a lighted path from the lot to the House.
- The Homestead is in an RA district – residential/agricultural. It seems likely that we may need to pursue zoning with the Homestead as well as the parking lot, depending on use.
- Patrick reported that no one has been able to use the Great Estates zoning bylaw for its intended purposes. The BOD is thinking of a new use for the first floor and/or adding new floor space. A recodification process is going on right now in Town, (second phase) focusing on the vision for Hamilton's future. We could be the test case re: a revamped Great Estates bylaw.
- The Planning Board will come into play as well; they advise the ZBA on SPR.
- We would like to have some kind of drawings for early presentations. These would not be the actual architectural drawings – too early and too expensive for that.
- Georgina mentioned that two student architects had produced excellent floor plans of the Homestead, at the request of Tom Catalano, during the Patton Homestead Comm. process. Perhaps Tom could be persuaded to make a similar arrangement with a student(s) as we look for a graphic interpretation of future plans. Georgina will speak with Tom C.
- John added that we will want Donna Brewer to look over our potential zoning issues.
- An event center would need a special permit.

## **Facilities Grant**

- Carin reported that she recently met with M. Lombardo and asked about this. M.L. reported that a contract has been signed with a contractor and the report should be in hand 6 weeks from that signing.
- John suggested that this BOD meet with the contractor. We need to find out who it is and when they will start. John and Bill said they would be happy to set up a meeting on behalf of the Directors. Georgina suggested that Peter Nichols be included in this meeting.

## **Stables**

- Can we rent the stables temporarily, perhaps for 2 years? John offered this suggestion as a way to bring in funds while work is going on at the Homestead. All agreed that we need to talk to someone familiar with the “horse community.” The Directors are aware that Peter Clark did a lot of work on this topic a few years ago. We have his report.
- John will speak to Jen Scuteri who can reach someone who might take a look at the stables.

## **Parking lot**

- Once papers have passed with CP Berry \$250,000 will be available. Since there are no plans to use the Homestead over the winter the parking lot will most likely wait ‘til spring.

**The next meeting is set for Tuesday, Nov.3<sup>rd</sup>, at a new time – 5PM.** Georgina will check with the Library and set up a few more meeting times.