

IN BOARD OF SELECTMEN  
MONDAY, MARCH 1, 1982  
SPECIAL MEETING

Present: Chairman Anne W. Donald, William J. Cossart, and John E. Murray.

The statutory requirements as to notice having been fulfilled, the special meeting was called to order by Chairman Anne W. Donald at 3:00 p.m. at the Loring Parsonage.

Shick Land - Parcel 3

The Board approved for mailing a communication from Assistant Town Counsel Thomas M. French, dated March 1, 1982, to Mr. Richard Wilson of the Farmers Home Administration responding to questions on the Town's exercise of its option under Chapter 61A to purchase the Shick Land, a/k/a Parcel 3, on Lincoln Road.

81ATM Articles 29 and 30, Public Access Agreement

Barton Land - Parcels I and II

Executive Secretary Richard E. Thompson informed the Board that papers were passed on February 25, 1982, on the Barton Land, Parcels I and II, in accordance with Articles 29 and 30 respectively of the '81 ATM.

Parcel 4, Trail Easement (Article 29)

As part of the Public Access Agreement on all parcels under Articles 29 and 30 of the '81 ATM, as voted, it was on motion by Selectman Murray unanimously

VOTED: To accept and sign for recording a plan showing a trail easement entitled, "Compiled Plan in Sudbury, Mass.", dated February 12, 1982, for property off Concord and Pantry Roads and Deacon Lane, in accordance with the Agricultural Preservation Restriction already granted on this parcel, #4, under Article 29 of the '81 ATM.

School Use Proposals

It was on motion unanimously

VOTED: To acknowledge receipt of two proposals submitted for the purchase or lease of Fairbank, Horse Pond and/or Loring Schools from the following:

- Coptic Orthodox Patriarchate, St. Mark's Coptic Orthodox Church, dated March 1, 1982; and
- Weston Associates, Inc., dated February 5, 1982.

The Board discussed and placed in categories - not recommended (includes proposals requiring Board of Appeals action, i.e., zoning, use), viable, and recommended - for eventual Town Meeting action, school use proposals received for the three excessed schools, as follows:

Loring School

- Coptic Orthodox Patriarchate, St. Mark's Coptic Orthodox Church of Boston, Post Office Box 642, Waltham, dated March 1, 1982 - a proposal to purchase the Loring School for a church, Sunday school, day-care center, social activities, etc. Purchase price (beginning offer) \$160,000. Recommended.
- Weston Associates, Inc., 11 Beacon Street, Boston, dated February 5, 1982 - a proposal to redevelop the Loring School site into cluster housing. Purchase price \$150,000 - \$200,000 range. Zoning issue. Not recommended.
- Joel A. Moffie for H. A. J. Associates, 44 Maple Avenue, Sudbury, dated February 12, 1982 - a proposal to convert the Loring School property into a nursing home; the Town may retain the Play Area and Ball Field. Purchase price \$150,000. Zoning issue. Not recommended.
- Susan W. Shaeffer for Day Off for Mother, One Valley Road, Lexington, dated February 10, 1982 - a proposal for the lease of five rooms in the Loring School at approximately \$175 per month per room. They would require access to toilets, gymnasium and playground according to hours of operation. On the basis that there were no other proposals for the lease of any other rooms at the Loring School, this proposal was not recommended.
- Jenkins Contracting Co., Inc., 15 Brewster Road, Sudbury, dated February 12, 1982 - a proposal to convert the Loring (Fairbank and Horse Pond) school building(s) into condominiums. Purchase price \$4,000 per dwelling unit per location. Zoning issue. For all three schools - not recommended.
- Urban Design Team, Inc., 61 Orvis Road, Arlington, dated February 13, 1982 - a proposal for the purchase of the Loring (Fairbank and Horse Pond) school building(s) and to develop single family houses on the properties as follows: 6 buildable lots at Loring, 8 buildable lots at Fairbank, and 6 buildable lots at Horse Pond. Purchase price \$140,000 for Loring (\$200,000 for Fairbank and \$180,000 for Horse Pond). For all three schools - viable and recommended.

Horse Pond School

- Urban Design Team, Inc. - see recommendation under Loring School.
- Massachusetts Firefighting Academy, State Department of Education, 59 Horse Pond Road, Sudbury, dated January 28, 1982 - a proposal to purchase the Horse Pond Road School for the administrative operation of the Massachusetts Firefighting Academy. Purchase price subject to an appropriation made by the General Court in the current session - alternate option to become a tenant-at-will. Viable.
- Howard Rockstrom Associates Inc., Architects, 605 School Street, Carlisle, dated February 12, 1982 - a proposal to purchase the Horse Pond Road (and Fairbank) school(s) for condominiums. Purchase price for Horse Pond Road

\$300,000 - \$350,000 range; for Fairbank School \$370,000 - \$400,000 range. Zoning issue. For both schools - not recommended.

Fairbank School

- Howard Rockstrom Associates Inc. - see recommendation under Horse Pond Road School.
- Campanelli Industries, Inc., One Campanelli Drive, Braintree, dated February 11, 1982 - a proposal to purchase the Fairbank School for the development of townhouse condominiums. Purchase price \$100,000. Zoning issue. Not Recommended.
- Jenkins Contracting Co., Inc. - see recommendation under Loring School.
- Mitchell Systems, 83 Boston Post Road, Sudbury, dated February 8, 1982 - a proposal to purchase the Fairbank School as an advanced management training center and professional office for Mitchell Systems, and associated companies, and for classroom space for high technology and college level teaching in association with a local University. Basketball courts and play fields open to the community. Purchase price \$275,000. Partially a zoning issue but compatible use. Viable. Possibly recommended.

Chairman Donald questioned the impact on Town services relative to any or all of the above proposals. Mr. Thompson commented that there would be at least a \$10,000 - \$15,000 reduction in terms of not having to maintain the vacated schools.

At the conclusion of discussion the Selectmen agreed that a meeting with abutters and all bidders would be held at the Curtis Middle School to further explain their positions and discuss those proposals that are viable or recommended - each school to be taken on an individual basis at 7:30, 8:30 and 9:30 p.m., respectively with explanations of the positions taken by the Selectmen to be distributed to all bidders and appropriate abutters prior to said meeting. The Executive Secretary was directed to schedule a meeting for March 15 or 16 at the Curtis School lecture hall. Town Counsel will be present and will respond to questions.

Chairman Donald informed the Board that someone had inquired if the Town would take back a mortgage in conjunction with the sale of one of the vacated schools. The Board, with Town Counsel's concurrence, agreed that this would not be in the best interest of the Town.

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Attest: \_\_\_\_\_

Richard E. Thompson  
Executive Secretary-Clerk