

IN BOARD OF SELECTMEN  
SPECIAL MEETING  
TUESDAY, MARCH 16, 1982

Present: Chairman Anne W. Donald and William J. Cossart.

The statutory requirements as to notice having been fulfilled, the meeting was called to order at 7:30 p.m. in the Lecture Hall of the Curtis Middle School.

School Proposals

Present: Approximately 65 people - abutters and people submitting proposals.

Chairman Donald convened a public informational meeting, notice of which was sent to appropriate parties/abutters under date of March 9, 1982, relative to fifteen proposals for the three excessed elementary schools, placed under the jurisdiction of the Selectmen by the 1981ATM.

Chairman Donald stated that a seven-member Town Facilities Committee had been appointed by the Board of Selectmen on December 8, 1980, to prepare procedures, establish a time schedule for the ultimate disposition of the excessed elementary schools (Horse Pond, Fairbank, and Loring), and to recommend to the Selectmen possible alternate uses for presentation to a Town Meeting, soliciting as much input as possible to obtain the broadest community consensus. (Selectman Cossart pointed out that eight bids had been received for the South Annex, but will not be discussed tonight.)

Chairman Donald stated that the final report of the Town Facilities Committee was completed November 24, 1981, and that the Selectmen are still in the process of reviewing the report and have not accepted all recommendations in total.

Chairman Donald further stated that requests for proposals were solicited in late January with receipt specified for February 12. Chairman Donald noted that the Selectmen had voted last evening not to accept any further proposals except those brought to Town Meeting by voters. If the disposition of one or more of the schools has not been decided on by Town Meeting then new proposals will be solicited.

With the use of a viewgraph, Selectman Cossart made a presentation of the Town Facilities Committee's recommendations.

Chairman Donald stated that the proposals for the schools will be taken in the following order: Horse Pond School, Fairbank and Loring; she explained that the Selectmen had taken a position on the proposals and placed them in one of three categories, as follows: 1) recommended - no zoning changes are necessary and the Selectmen are interested in pursuing; 2) viable - recommended changes are not insurmountable and worth following up on; 3) not recommended - zoning changes by a future Town Meeting at the request of the purchaser would be required and therefore the proposal is less likely to be able to be carried out.

Proposals

Horse Pond School

- 1) Massachusetts Firefighting Academy. Proposal dated March 10, 1982; recommended. Present: Stephen D. Coan.

Proposal 1 - to purchase 12.81 acres; purchase price \$182,000;

Proposal 2 - to purchase 8 acres, 4 acres retained for Town use; purchase price \$160,000.

Exempt from zoning.

- 2) Urban Design Team, Inc. Proposal dated February 13, 1982; viable and recommended. Present: Peter M. Conant.

A proposal for the purchase of the Horse Pond (Loring and Fairbank) School Building(s) and to develop single family houses on the properties as follows: 6 buildable lots at Horse Pond, 6 buildable lots at Loring, and 8 buildable lots at Fairbank. Purchase price \$180,000 for Horse Pond (\$140,000 for Loring and \$200,000 for Fairbank).

- single family - \$100,000 range - homes, cluster development, one-acre lots; possible to deed (open space) common land/existing playground back to the Town.

Later in the evening, Mr. Conant stated he would consider leasing the land from the Town for the construction of single family housing.

- 3) Jenkins Contracting Co., Inc. Proposal dated February 12, 1982; not recommended.

A proposal to convert the Horse Pond (Loring and Fairbank) School building(s) into condominiums. Purchase price \$4,000 per dwelling unit per location.

Requires zoning change.

- 4) Howard Rockstrom Associates, Inc. Proposal dated February 12, 1982; not recommended. Present: Howard Rockstrom.

A proposal to purchase the Horse Pond Road (and Fairbank) School(s) for condominiums. Purchase price for Horse Pond Road School \$300,000 - \$350,000 range; for Fairbank School \$370,000 - \$400,000 range.

Requires zoning change.

Fairbank School

- 1) Mitchell Systems. Proposal dated February 8, 1982; viable and possibly recommended. Present: Neal B. Mitchell, Jr.

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 \$307,000.

- computers could be for community use.
- a maximum of 60 people would be using the facility: 10-20 people in classes held from 8-9 a.m. to 5-6 p.m., 10-15 people coming and going throughout the day; would be working nights; the cafeteria will not be used to serve food to guests.

Requires zoning change or variance from Board of Appeals.

Later in the evening, Selectman Cossart stated he would most likely support a zoning change at Town Meeting for Mitchell. Town Counsel stated that a zone could be created for Mitchell - they would not have to fit into one of the zoning categories the Town now has.

- 2) Urban Design Team, Inc. (see information under Horse Pond School)

- single family homes would not be built on ball fields.

Selectman Cossart pointed out that this is the only proposal for Fairbank School which does not require a zoning change, and is the most likely candidate.

- 3) Jenkins (see information under Horse Pond School).

- 4) Rockstrom (see information under Horse Pond School).

- 5) Campanelli Industries, Inc. Proposal dated February 11, 1982; not recommended. Present: John Brown.

A proposal to purchase the Fairbank School for the development of townhouse condominiums. Purchase price \$340,000.

- density: five units per acre, 2-story, clustered - using less than 20% of land area, leaving areas around abutting properties and naturally forested areas.
- project would be subject to design approval and implementation of successful sewerage system. Town water subject to Board of Health.

- 6) Robert D. McCart. Proposal dated March 5, 1982 received March 16, 1982; no position.

A proposal to purchase the Fairbank School property. Purchase price \$210,000 - demolition, develop house lots.

Loring School

- 1) Massachusetts Cerebral Palsy of Greater Boston. Proposal dated March 4, 1982; recommended. No one present, but arrived later. (see below).
- 2) Longfellow School. Proposal dated March 7, 1982; recommended. Present: Laury Hammel.

A proposal to purchase the Loring School and use as a private school for 3-, 4-, and 5-year olds not necessarily disabled; possible summer day camp program; community space available. Purchase price range \$125,000-150,000.)

- Mr. Hammel stated that he would consider buying less of the land; willing to allow use of ball fields by residents; programs at the school not connected to the Longfellow Tennis Club which he owns;
- plans to use 4-5 classrooms and expand by 1 or 2 each year; would like to make into a non-profit recreational center; ultimately, total use as a school;

Profit making rental would require a variance or special permit. Selectman Cossart commented that this proposal was recommended on the basis of it being for school use; Mr. Hammel responded he would promise to keep it non-profit, that he was not aware of regulations for other activities (rental, etc.).

Non-profit, educational organizations are exempt by State law from zoning regulations. Town would be responsible for transportation for students.

- 3) St. Mark's Coptic Orthodox Church. Proposal dated March 1, 1982; recommended. Present: Fr. Rafael and Dr. Boutrous, Vice President.

A proposal to purchase the Loring School for a church, Sunday school, day-care center, social activities, etc. Purchase price (beginning offer) \$160,000.

- congregation: 100 (American citizens) families; resident priest;
  - branch of Coptic Church of Ethiopia;
  - Sunday parking approximately 30-40 cars - one-service.
- 1) repeated: Mass Cerebral Palsy of Greater Boston. Now present: Herbert L. Connolly, Treasurer, and Mr. Harrington, Board Member (15 years).

A proposal to purchase the Loring School for a multi-handicapped educational-vocational school for children and adults. Purchase price \$150,000.

- not affiliated with National Organization;

- 25-30 students, possible growth to 50 students; would like to develop into a boarding school; not year round, do have summer programs; no plans to expand the building; not all students board.

Zoning change not required because it is non-profit, educational status and includes boarding of students.

Selectman Cossart made a general comment that all of the schools are basically alike and some proposals may be interchangeable in terms of which school is used.

Mr. Harrington responded to a question that they would like to purchase the school but may consider long-term leasing; also, they are not interested in the land around the building.

Responding to a general question, Town Counsel stated that a variance runs with the land - it would run forever.

4) Urban Design (see information under Horse Pond School).

5) Weston Associates, Inc. Proposal dated February 5, 1982; not recommended.

A proposal to redevelop the Loring School site into cluster housing. Purchase price \$150,000 - \$200,000 range.

6) Jenkins (see information under Horse Pond School).

7) H. A. J. Associates (Joel Moffie). Proposal dated February 12, 1982; not recommended. Present: Joel A. Moffie, arrived late, no presentation.

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.

8) Day Off for Mother. Proposal dated February 10, 1982; not recommended. Present: Susan W. Shaeffer and Betsey Cutler.

A proposal to lease 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.

Chairman Donald explained that the reason why the Selectmen had taken a "not recommended" position on this proposal was due to the fact that there were no other proposals for the rental of that building at the time.

Chairman Donald further stated that perhaps this would be a viable proposal now that Lincoln-Sudbury West proposes to use a portion of that school.

(Dr. Boutros of the Coptic Church stated that they would not be interested in a long-term lease but upon the purchase of the Loring School would be willing to rent out space, i.e. to Day Off for Mother.)

- 9) Lincoln-Sudbury West by LSRSDC. Proposal dated March 15, 1982; no position. Present: Richard F. Brooks, LSRSDC.

A proposal to locate the Lincoln-Sudbury West School in Loring School with rental space available.

- dissolving L-S West would cost the Town approximately \$108,000 - 110,000 more than the Alternative School because some students would have to be tuitioned out.

( Mr. Brooks stated that Digital has a variance from the Board of Appeals at its present location at Lincoln-Sudbury.)

At the conclusion of discussion, Chairman Donald thanked everyone for attending.

There being no further business to come before the Board, the meeting was adjourned at 9:45 p.m.

Attest: \_\_\_\_\_  
Richard E. Thompson  
Executive Secretary-Clerk