

IN BOARD OF SELECTMEN  
SPECIAL MEETING  
MONDAY, MARCH 22, 1982

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

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

Proposals - Loring, Horse Pond and Fairbank Schools

Loring School

Present: Patricia A. Siff, Wendy W. Poole, Janet M. Cutler, Phyllis L. Kaufman, Raymond M. Middleton, Loring School abutters; and Susan Shaeffer, Day Off for Mother.

Executive Secretary Richard E. Thompson stated that the purpose of this meeting is to try and reach a decision on the Selectmen's recommendation for the disposition of the three excessed schools for Town Meeting consideration.

Mr. Thompson stated that the Loring neighborhood met Sunday, at 3:00 p.m. and representatives are present to tell the Selectmen the results of that meeting.

Mrs. Phyllis L. Kaufman of 178 Woodside Road, as spokesperson for the group, stated that 33 people had attended the Sunday meeting and that several votes had been taken to reach a consensus regarding the disposition of Loring School, as follows:

- To keep the ballfield. (unanimous); however, keeping the ballfield without considering the parking area makes the use rather difficult.
- To keep public ownership of the rest of the land including the ballfield. (unanimous vote with two persons voting in absentia).
- To keep the land and demolish the building for open space (eleven in favor; some people had left by this time).
- To keep all of the land and not demolish the building. (seventeen in favor).
- The final consensus was to keep Loring School intact.

Mr. Raymond M. Middleton commented that the area meeting held last July reached the same consensus and expressed his feelings that the consensus reached Sunday was based on the following:

- the land has a substantial value and the offers are ludicrous;
- the land only will not lose any of its economic value;
- the land is being used as originally intended for educational purposes;  
and

- the Town Facilities Committee projects no use for this land for the next ten years.

Mr. Middleton indicated he did not feel the land should be developed into house lots and expressed his opinion that the area residents are reasonable in their request for the retention of the Loring land, both from the standpoint of the neighborhood and the Town. As for the building, Mr. Middleton reiterated that the majority of the neighbors voted to retain it based on future utilization for educational purposes if there is a demonstrated need.

Mrs. Kaufman pointed out that Loring School is the only neighborhood playground on the south side of Sudbury. Selectman Murray stated that the Town Facilities Committee recognized this and supported the retention of all the ballfields except the Fairbank.

There was some discussion relative to development into house lots and using the land for educational versus business use in terms of the financial benefit to the Town. It was pointed out that the cost to the Town to educate one pupil per year is approximately \$4,000. At the same time, there is no return on taxes using the building for education purposes as compared to its use for business. Selectman Murray added that there have been no viable, workable proposals to keep the building for any use as was done, for example, in the Town of Concord for community use.

Selectman Cossart expressed his opinion that it would not be wise to retain the Loring School in view of the expense involved to maintain it. Selectman Cossart pointed out that the Board has tried unsuccessfully to get tenants for the building. Regarding the use of the land, Selectman Cossart expressed his personal opinion that there should be some type of neighborhood playground for south Sudbury. Relative to Urban Design's offer, Selectman Cossart felt the \$140,000 for the Loring property was low in comparison to their offer for the other schools.

Mrs. Kaufman, speaking objectively, stated that a good portion of the seventeen people who were in favor of retaining the building seemed to be receptive to Lincoln-Sudbury West and Day Off for Mother; in reverse, the eleven people who voted against, were not receptive to Lincoln-Sudbury West specifically. She reiterated that the neighborhood felt that, if the building were retained, it must be retained for educational purposes, not business.

Selectman Cossart expressed his strong feeling that, from a business standpoint, the request from Lincoln-Sudbury West does not justify retaining the building which makes financial sense at this time.

Mrs. Susan Shaeffer of Day Off for Mother expressed her personal feeling that the Loring School could be used as a community center, such as in the Towns of Acton and Wayland, whereby various organizations would rent portions of the school; i.e. for catering services, gymnastic programs, babysitting drop off for the elderly, day care, etc.

Selectman Murray stated that the Board had made several attempts to do just that but when it came down to final arrangements, the interest dropped off. Selectman Cossart commented and agreed.

Selectman Murray pointed out that it is costing the Town \$12,000, with Lincoln-Sudbury footing most of the bills, to keep Fairbank School open to house Lincoln-Sudbury West with no maintenance whatsoever.

Chairman Donald commented that, according to Dr. LoPresti, the projection, based on progression of kindergarten through eighth grade and local birth statistics, is that by 1985 there will be approximately 1,700 school children which will require only two schools. Mr. Thompson commented that that still maintains one on reserve - Nixon School. Additionally, there is room now in the present schools and more space becoming available in the High School.

Mrs. Janet Cutler suggested an alternate use for the land at Loring stating that she knows of someone who is interested in leasing a portion of that land for nursery stock. The Board agreed that this would not generate enough income for the Town to make it worthwhile.

Mr. Middleton expressed his opinion that it is extremely important to look at the figures for the future construction of a school building, if the need arose. Selectman Cossart responded that any decision to demolish the building would be based on the data available, that being that there is no foreseeable future use or need for the building.

Selectman Murray added that in 1985 or 1986 it is possible that Haynes School will be eliminated.

It was noted that it would cost the Town approximately \$30,000-\$35,000 to raze the building.

At the conclusion of discussion it was on motion by Selectman Murray unanimously

VOTED: To demolish the Loring School building and retain the land for active and passive recreation and possible future use.

#### Horse Pond School

Chairman Donald referenced the two proposals from the Massachusetts Fire-fighting Academy - 1) To purchase 12.81 acres for \$182,000; and 2) to purchase 8 acres, 4 to be retained by the Town, for \$160,000, as well as a proposal from Urban Design Team, Inc., to develop six buildable lots, purchase price \$180,000.

Selectman Murray expressed his desire to negotiate the Academy's price upward from \$160,000 with retention and maintenance of the ball field by the Town.

Chairman Donald commented that the Firefighting Academy had also expressed interest in leasing out space. The Board discussed and agreed that Lincoln-Sudbury West may be able to utilize space at the Firefighting Academy.

At the conclusion of discussion, it was on motion by Selectman Murray unanimously

VOTED: To support the Massachusetts Firefighting Academy's proposal to purchase the Horse Pond School, and to authorize Selectman Murray to further negotiate with the Academy in terms of the purchase price and the retention of the ball field by the Town.

Fairbank School

Executive Secretary Richard E. Thompson referenced a proposal received from Alphonse A. Mangaudis received under date of March 15, 1982, to purchase a triangular piece of the Fairbank School property abutting their land, approximately 0.13 of an acre, as a buffer, for \$500.

Selectman Cossart suggested that the suggested price of \$500 was low, and that perhaps a more reasonable purchase price would be \$2,500. It was later agreed that the worth of the property depends on the final disposition of the land/building. Town Counsel pointed out that the offer is to pay \$500 or whatever is reasonable.

Mr. Thompson explained that the Town Facilities Committee had supported the concept of a buffer zone remaining around the boundaries of the property (for all the schools), and suggested that, in this case, the buffer zone may accommodate the concern expressed by Mr. Mangaudis.

Selectman Murray referenced the proposal received from Mitchell Systems stating that they had offered the most for the property and that it was his understanding that they were willing to buy the land and take their own chances at Town Meeting. Town Counsel responded that Mitchell Systems would need a variance and expressed his opinion that he did not think anyone would buy the land unless the purchase were conditioned on his obtaining the necessary approvals for the proposed use. (Town Counsel stated that, technically, Mitchell Systems may not be entitled to a variance, but that the final decision is up to the local Board of Appeals.)

Selectman Cossart commented that he supports Mitchell Systems based on the following:

- that the proposed use is not outrageously out of line;
- that the price offered is good; and
- that this would be a source of income to the Town.

Mr. Thompson stated that the proposal from Mitchell Systems came close to matching what the Selectmen believe to be the value of the land and building, in connection with the May 8, 1981, report from Town Engineer James V. Merloni.

Mr. Thompson recommended to the Selectmen that they make a commitment to Town Meeting to restrict the zoning by creating a new educational zone in accordance with the specific proposal from Mitchell Systems. The Board agreed to discuss this again.

On the recommendation of Town Counsel it was on motion unanimously

VOTED: To support Mitchell Systems' proposal, dated February 8, 1982, to purchase the Fairbank School for \$307,000, as limited, and to condition any purchase and sale agreement upon Mitchell Systems obtaining the required variance or zoning changes for the proposed use.

The Executive Secretary was directed to schedule a meeting with Mitchell Systems to further discuss this proposal.

Town Counsel stated that by voting in this way, the Selectmen show support of a zoning change, while, at the same time, they are not a proponent of the zoning change.

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m.

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

Richard E. Thompson  
Executive Secretary-Clerk