

5th Meeting of the Ad Hoc Schoolhouse Committee

January 24, 2019

Present: Hans Bergmann, Greg Boehmcke, Dottie Bonbrake, and Betsy Spears. Representing the Select Board was Brian Tobin.

Hans called the meeting to order at 7:05 PM.

December 24, 2018 and January 3, 2019 meeting minutes have been approved. Dottie will post to the website.

Brian and Hans spoke with Cope. Brian and Hans will draft a commitment letter and send it to Cope for his signature. Pamela is in for the \$20K. The MW Historical Society voted to commit for \$20K. They also have a person who has committed \$10K but wish to remain anonymous. Cope also pledged \$1,000/year toward maintenance during his lifetime.

Pledge letter draft goal should be \$200K to cover move, restoration, a reserve for contingencies, and on-going maintenance. We should have this amount pledged before we take the issue to the town.

A reminder that we are due to report to the select board by February 24th to let them know what we have accomplished so far.

A BIG launch effort would be ideal to draw maximum appeal. Social media, the whole ball of wax.

Al Thorpe is looking into septic issue for estimate of price including perk test. \$1,400 - \$1,700 plus \$200 cost. Engineering runs \$3,500 - \$4,500. Get this estimate in writing.

Variance to setbacks.

Historical Society money will fund the initial costs.

By the next meeting Dave should have numbers. Brian will research fund raising plans. Betsy and Brian will report on fund raisers for non-profits. Historical Society Event to benefit the schoolhouse.

Changed our meetings to every other Wednesday to accommodate the Planning Board schedule. Dottie changed the board outside the town hall.

Our next meeting of just this committee will be February 6, 2019 at 7 PM.

Meeting adjourned at 8:03.

Respectfully submitted.

Dottie Bonbrake

To: MWHS & Ad-Hoc Committee, from: Eleanor Tillinghast (ZBA) via Hans:

Hello Hans. Yesterday, I had a conversation with the attorney helping the ZBA draft its regulations. Apropos of my request that the final draft is needed as soon as possible, I told him that the ZBA expects a variance request shortly from the town's historical society.

I think you should know the substance of our brief discussion.

The attorney asked if the historical society is a nonprofit that lists education as a purpose in its articles of organization. I replied that I don't know.

If not, he suggested that the society should amend its articles of organization to include education as one of its purposes and to insert a short but broadly described paragraph about a educational program that 'enhances life' (his term.)

The purpose of this amendment of the articles of organization is to qualify as an eligible entity under M.G.L. Chapter 40A, Section 3, otherwise known as the Dover Amendment.

If the society does qualify as an eligible entity, it would file its plan with the building inspector, who, presumably, would deny a building permit, and the society would then appeal the decision of the building inspector to the ZBA.

If the society does not qualify as an eligible entity, it would need a variance from the town's bylaw, a request for which would also be filed with the ZBA.

An eligible entity is entitled to considerably more latitude than an ineligible entity.

Hans, I am typing this from my hastily written notes, so please check with the society's attorney for accuracy and specifics.

I left a voice mail at your house, but there is no need for you to contact me since this email describes everything I understood from the attorney.