

Minutes of the Patton Homestead Directors – Jan. 7, 2016

Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burridge, John McWane, & Rich Barbato.

Carin called the meeting to order @ 4:35.

She started by apologizing for having to move the meeting date from the original of Jan. 5. She explained that she had been unaware that Town Hall was closing early on Dec. 31st, when she dropped by to post the meeting. Unable to do so she had to move the meeting to Jan. 7th to meet the open meeting posting deadline.

Presentation to the Selectmen - Carin gave an update on her presentation to the BOS on Jan. 4th. She and the Patton Homestead Board received kudos from most Selectmen for their diligence and congratulations on receiving the 501c3 tax exempt status so quickly. Kale gave the BOD an overview of current activity, including readying an application for CPC funds, the status of the grant-funded Facilities Evaluation, now in process, and identifying uses and sources of funding for the Homestead.

John McWane Update – John spoke to Thad Simaszko about producing some visuals for our use when the Patton BOD presents options to the BOS and Town Meeting CPC funding request. He has identified Tobin Shulman for the job. John said we would like three renderings:

1. The Homestead “as is.”
2. With a tent
3. With an addition – function room

Carin asked if this was pro bono work. John said there would be a cost, but it is expected to be “modest.” John also asked him to look at where the kitchen would go, as well as a view of proposed parking.

Carin will be in touch with M. Lombardo to alert him to a proposed upcoming expense and to learn how the fund allocation system works.

Georgina Keefe-Feldman Update – Georgina brought additional paperwork that needed signatures etc. for Mass. DOR. Papers were completed to receive Mass. State tax exemption – now to be filed.

Georgina also led a brief discussion of the draft “Conflict of Interest” document emailed earlier. It was provided by Donna Brewer’s law office and is standard practice. It will go on the agenda for the next meeting. The last page is the most important. Everyone needs to sign their own page and list any conflicts or possible conflicts regarding the Patton Homestead, Inc.

Bill Burridge Update – Bill spoke to Paul Ricker and it was confirmed that the septic system for the stables had failed- he thinks in 2012. Asked to give an estimate he gave the following figures:

- \$3,500 to do a plan
- \$30,000 to \$35,000 – worst case scenario

➤ \$15,000 to \$16,000 – his best guess.

Ricker stated that there is very good gravel on site. He thinks the existing septic could be fixed. The B'd of Health would have to test it. Rich added concerns about wetlands.

Rich Barbato Update – Rich has a meeting with Gov. Baker coming up. Rich will be focusing on the shortage of veteran's affordable housing, especially for women. He also plans to inform the Governor of the Patton Homestead and extend an invitation to visit. We would like him as an ally.

CPC Application:

- The application had undergone many additions and edits from the Directors, which Carin put together in a professional-looking application.
- Bill wondered if the ask would be better if split into two requests, which would also mean two Town Meetings. Others thought that, without the Facilities Report, it is hard to judge. We will see how things go with the CPC.
- Carin thought Greg McKenna might write a letter of support. Both Rich and Bill will be in touch with him.
- Rich asked about the reception given the Patton Homestead, Inc. at the first CPC meeting. Carin was concerned when a discussion took place concerning tearing the Homestead down for more open space. Rich stated that we need to give them examples, such as the Stevens Estate in Andover. Bill said he would try to get the expenses and revenues for the Stevens Estate for us to look at. Georgina was asked to get the Wenham Museum's operating budget, if possible.

Other Business:

Carin wondered how we are billed by Donna Brewer. Is she on contract or by the hour? Georgina will inquire and get a figure.

We will be looking at the pros and cons of applying to be on the National Register of Historic Places at a future meeting.

The meeting was adjourned @6:30 PM.

The next meeting is set for Tuesday, Jan, 19th @ 4 PM – At the Library.

G. Keefe-Feldman
1/13/16