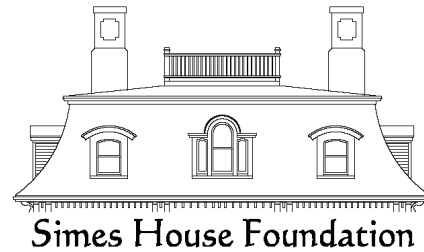


**BOARD OF DIRECTORS MEETING SUMMARY**  
**406 Billington St., Plymouth**  
**6:00 PM • WEDNESDAY • 03-06-2013**



*Meeting called to order 6:05pm by R. Parker.*

Present: R. Parker, M. Parker, W. Shain, B.  
Shain, J. Pierson, G. Green, J. Hoagland, J. Metcalfe  
Absent: S. King, T. Manter, and T. Gwilliam

- **2/20/13 Meeting with Plymouth Building Inspector, Paul McAuliffe:**
  - Attended by J. Metcalfe, J. Pierson and W. Shain.
  - Goal of meeting: explore a number of areas relevant to the design of the interior of the Simes House.
  - Summary:
    - We are not required to install a full-size elevator; a LULA (Limited Use Limited Application) may meet our needs. It will probably be less expensive per floor, and will take up less space. For more information, visit this link, <http://www.schumacherelevator.com/Elevatortypes/LULA/>.
    - We are not required to install 3 or 4 levels for an elevator. There is no requirement to install an elevator to the 3<sup>rd</sup> floor for residential tenants. That is a “marketing” question, not an ADA-compliance issue.
    - As long as we follow through with a commercial use on the 2<sup>nd</sup> floor, we will need to have elevator access from the 1<sup>st</sup> to the 2<sup>nd</sup> floor.
    - Jeff previously estimated that a full-size elevator could run \$25-30,000 per floor. Paul McAuliffe seemed to think that a 2-floor, full-size elevator could run as much as \$150,000. Obviously, we could really use a budgetary estimate quote from an elevator company to assure we have the best estimate for planning purposes.
    - The house is currently zoned residential, R20SL. With the commercial application we plan for the 2<sup>nd</sup> floor, a variance or re-zoning application will be needed.
    - We also discussed the notion of the Foundation having an educational component that might avoid the need for a zoning change.
    - The current maximum for building height is 35-ft. The Simes House is already closer to 40-ft, and with the addition of the tower for the elevator, would be closer to 45-ft. If any change is made to the current height, we will have to apply for a special permit for a height restriction variance. We believe the corollary is also true; if we do not make any changes to the current house height, we will not have to apply for a variance.
    - Unfortunately, nothing we heard from Paul McAuliffe can be said to be final. These were his “best” opinions, and nothing will be definitive until we formally

submit a building permit application with our plans for review. Only then will a formal effort be made to thoroughly assess our application/design, including a review at the State level by the Architectural Access Board because our building will have public access. The implication of this is cost if we must go through multiple revisions of the building plan before the building permit is issued.

- **Estimate of capital funds available/remaining:**

- When we complete Phase 1, we're estimating that there will be about \$600,000-\$650,000 remaining for the interior, and about \$200,000 for Manomet Commons. Best guess for Phase 2 funds available, not including the site development costs, will be about \$615,000.
- The estimate for interior restoration from the HSR is \$433,000. This does not include costs expected for:
  - Extensive repairs to the back section of the house including a new foundation;
  - Elevator (\$120-150,000);
  - Sprinkler system;
  - New, proposed front or back staircases;
  - Mechanicals beyond the very basics for heat and running water to current rooms; no air conditioning;
  - No wall additions or deletions;
  - No kitchen appliances or bath fixtures;
  - Any work to current back staircase such a re-aligning from South-North to West-East orientation;
  - Very little work in the basement.
- Estimates for most of the additional work proposed are not available, at this time, unless noted above.
- The goal of "Phase 2" is to complete enough work that the Foundation can seek a certificate of occupancy that will permit us to start our operations and begin generating some income no later than October 2014.
- Active discussions of the "must-have" features vs. the "nice-to-have" features for Phase 2 are warranted.

- **Future Funding Sources**

- Discussed potential for "Transfer Development Rights" or TDRs in the Manomet area.
  - One individual discussed with respect to this topic related to 227 Taylor Avenue and "St. Catherine's Chapel". Randy indicated that TDRs may be available that would benefit Simes House.
- Other wealthy individuals might be approachable for substantial donations to the Simes House building fund.
- Randy: possibility of a CPC loan?

- **Zoning**

- Will Foundation have to apply for a zoning change from R20SL to "neighborhood commercial" requiring Town Meeting approval?

- If we continue with plans for Tower addition, thus raising the roof line to 45+ ft., we will have to apply for a special permit for a height restriction variance.
- **Several proposals were agreed to via general consensus:**
  - Maintain the 2<sup>nd</sup> floor for commercial application.
  - There's no reason we can't begin Phase 2 construction prior to resolution of zoning at Town Meeting in fall 2013.
  - Use of a Limited Utility/Limited Access (LULA) transport vs. a full-service, full-size elevator.
  - Limit elevator to servicing the 1<sup>st</sup> and 2<sup>nd</sup> floors only.
  - In space available above the 2<sup>nd</sup> floor LULA, consider a coin-operated laundry room for residents.
  - No height change to house, abandon the concept of a Tower addition.
- **Action Plan:**
  - Randy: Evaluation of Zoning Issue- "Neighborhood Commercial" in time for presentation at Town Meeting Fall 2013.
  - All: Present proposal for LULA, 2-story plan to general members on 3/13/13.
  - Jeff: Prepare next revision to Phase 2 drawings consistent with LULA for 3/13/13 meeting.
  - Randy: Evaluate issue of further encroachment into side-yard setback on north side of house, in the event final design expands on foundation by 1-2 ft.
  - Will: evaluate potential to extend Agricola contract to include development of final drawings and building specifications for Phase 2 by April 1.
  - Randy: develop Fund-Raising Plan to include at least 3 "wealthy" prospects, CPC loan, and TDRs by July 1. Decisions on how we move forward for Phase 2 must be made no later than August 1.
  - Jeff: first overture to Susan Ragon regarding Taylor Avenue TDR.
  - Will: meet with Citizens Bank mortgage team to determine viability of future mortgage for the Foundation to complete development through Phases 2 and 3, leading to occupancy.
  - Randy: bring conveyance of Lot 15 to completion. W. Shain to confirm with Mass Historical Commission that they may want to be involved to push the process faster, as award of \$50,000 emergency funds involve a preservation restriction that should include both Lots 15 and 16A.
- Motion to adjourn made and passed at 7:55pm.

Submitted 03/13/2013 by W. Shain, Secretary.