

BOARD OF SELECTMEN
MINUTES OF MEETING – JULY 27, 2009

Present: Patricia D. Carlino, Chairman, Gordon D. Bailey, David J. Consolati, Board of Selectmen.
Robert L. Nason, Town Administrator
Ch. Carlino called the meeting to order at 7:00 PM.

Ch. Carlino explained that the purpose of this meeting was to gather information from Dr. Michael McMammon, who is contemplating purchasing the Baird and Benton Block (also known as the Bookless Block) on Main Street. The Selectmen invited several town boards to attend this meeting to hear Dr. McMammon’s presentation and to ask any questions regarding that would pertain to their boards.

Dr. McMammon gave a brief overview of his business, known as College Internship Program, and the plans he has for the building which will include a consolidation of his various school campuses around town. Dr. McMammon explained that he has been in business in Lee for 25 years involving college age children with minor learning disabilities who are counseled and integrated into mainstream society. When this project is completed, Dr. McMammon plans to have a total of 50 students and 50 staff members.

Dr. McMammon gave a slide presentation that showed the first floor to be broken into four retail stores. His hope is to return the façade of the building to its original 1890 architectural appearance. The second and third floors will be occupied by his business that would include classrooms, conference rooms and offices. The plans call for an elevator to be installed so the building will be handicap accessible. The total cost of the renovation of the building will be approximately \$2.2M and he has commitments from Lee Bank and Legacy Bank for financing. He will also be looking for tax incentives and funding through grants and any other funding opportunity for this project. The biggest problem will be parking.

. Bob Macintosh, Bradley Architects, came before the Board to discuss the alley behind the building. He said only one-half the width of the alley belongs with the building. The other half belongs to the church. He stated there is no provision to use the alley for parking but rather for deliveries. Ch. Carlino would like to see the alley be pedestrian friendly.

Dayton Delorme, Board of Assessors, said his Board supports the project in any way they can.

David Durante, Planning Board, was interested in any fire flow data there may be. Mr. Macintosh said there was none at this time. Mr. Macintosh also said that based on the square footage of the building, 116 parking spaces would be necessary. He was hoping that something could be worked out to base parking on need and not on square footage. Robert Birch, Planning Board, and David Durante said the Planning Board had the ability to make exceptions regarding the parking based on what information they were given.

Rich Vinette, CDC Executive Director, came to tell the Board that there may need to be a financial commitment from the town. Ch. Carlino said that this was discussed at CDC meetings and it could be as much as \$300,000. She personally felt that if the town needed to expend some funding, it would be work it to have that building occupied. Mr. Vinette also said that the state has developed a new approach to how parking spaces are calculated. There is also a smart parking by-law from the state that the town may wish to adopt for future developments.

The consensus from everyone was that the parking issue was the most critical at this point and Dr. McMammon and the Planning Board should get together as soon as possible to start working on it.

Ch. Carlino thanked everyone for coming to this meeting and looked forward to working on this project.

The Board voted, unanimously, to adjourn the meeting at 8:00 PM.

Respectfully submitted,

Suzanne M. Alderman, Selectmen’s Secretary

cc:	Board of Selectmen	Board of Assessors	Dept. of Public Works
	Town Administrator	Board of Health	Town Treasurer
	Town Clerk	Conservation Commission	Town Reps. District Chairmen
	Town Collector	Police Chief	Superintendent of Schools
	Planning Board	Building Inspector	Town Accountant

