

Bromfield House Committee Meeting
March 10, 2021
Minutes

Members attending: Rich Maiore, Bill Ference, Stephen Ford, Pam Marston, Pat Jennings, SusanMary Redinger.

Visitors: Pete Jackson, Jim Lee, Steve Wirch

The Meeting was called to order at 7:03pm

Minutes of the Jan 27th and Feb 24th meetings were approved as submitted by unanimous vote.

Committee reviewed realtors appraised values of the house/property:

Harvard Realty: value \$760,000 - \$840,000

Sotheby's: \$800,000 (\$100,000 in repairs)

Hentz: \$410k - \$460 (based on 3 other comparable listings)

Committee reviewed an assessment procured by Stephen Ford regarding the potential of resale items contained in the house. Essentially the review concluded:

There is little value on selling off individual components of the house

It is a well proportioned house

It would create interest due to its historic significance and location

Work to be done would include 2 bathrooms/kitchen, electrical, plumbing, etc.

House would need to be maintained until a buyer could be found

Renovation time would take about a year

House could be bought by a developer or an owner willing to renovate it.

Committee reviewed possibility of developing the house. The belief was that it could be developed as an apartment or a bed & breakfast, but it would require selling the house and the land. It didn't seem feasible to retain ownership of the land and have it developed into something else (e.g. senior housing, apartments, etc.)

The cost of demolishing the house would be approximately \$100k - \$150k based on limited research and in consultation with Jeff Hayes. Steven/Rich will work on getting a second opinion.

Mr. Ference reported that he had reached out to Parks and Rec regarding the development of the property into a softball field. Bob O'Shea indicated that the cost would be upwards of \$100k to develop it into a functioning, regulation compliant sports field. Doesn't include ongoing maintenance. P&R would prefer to put in a rectangular field as there is a higher need

for a soccer field. Looking at the lot diagram and recognizing that there are wetlands on the property it didn't seem viable to put in a softball or rectangular field on the lot.


Mr. Maiore updated the committee that legal counsels for the town and the Bromfield trust are still working on the matter, and have essentially agreed to disagree for now. They advised the committee that they should continue their work and defer the resolution of the issue until later.

The committee started evaluating the options based on the criteria established at our last meeting:

Aesthetic Impact, Financial impact; Functional benefit to residents; durability & timelessness; respect to Bromfield Trust's guidelines; Appropriateness of Use.

The committee agreed to take the conversion of the house into affordable housing or a senior housing unit out of the range of options being considered.

The options being moved forward at this point, along with their ratings are:

	Town Sells House and Land	House Removed, Town Owns Land
	Private Residence	Park/Classroom/Open Space 
Aesthetic Impact:	High. Some ability to restrict changes to exterior appearance.	High. Professionally designed and constructed. Visual first impression to residents and visitors to the town.
Financial Impact:	Upfront: +\$500-\$800k Recurring: +\$10-14k	Demolition costs, only if necessary: \$100k Backfill/Excavation to safety: \$50k Park Design & Construction: \$80-100k Recurring: Mowing, Irrigation
Functional Benefit to Residents:	Maintains current aesthetic	Medium/Low
Durability & Timelessness:	High	Preserves the land for the future
Respect to Bromfield Trust's Guidelines	N/A	Questionable
Appropriateness of Use:	High	High

Next steps:

Reach out to ConsCom regarding wetlands and development of lot

Reach out to Parks and Rec about any other athletic use

Next meeting date will be March 24th at which point the committee will take a vote and then present that to the SB at the next meeting.

A motion to adjourn was made by SusanMary Redinger and seconded by Pat Jennings. Meeting adjourned at 8:41pm by unanimous vote.

Respectfully submitted,

SusanMary Redinger