

Horizon For Youth Reuse Committee

Sharon, Massachusetts

Meeting of September 10, 2007



Minutes of September 10, 2007

In Attendance: Mike Bossin, Ed Welch, Gary Bluestein, Marc Bluestein, Gerry Saphire, Glenn Allen, Barbara Kramer, Jane Desberg, Diane Pankow, Lauren Hyman, Walter Newman, Jay Bronstein, Andy Nebenzal

- 1: 7:03 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:04 **Minutes** from August 27, 2007 meeting needed to be amended with following changes page 2, item 3 change Jane Desberg's name to Lauren Hyman, page 3 item 2, Edward Welch's name was omitted as being on the applications committee. Motion to accept the minutes with the above changes was made by Ed Welch with Barbara Kramer seconding the motion. All in favor....yes.
Abstaining Jay Bronstein

Note: Ed Welch wanted to add to that he abstained in the August 13 minutes.

- 3: 7:07 **Correspondences – Gary Bluestein read the following:**
1. Letter dated 9/6/07 from Mary Tobin, Secretary - Sharon Housing Partnership with a cc: to Jane Desberg to consider 2 to 4 acres of the property for affordable housing i.e. Habitant for Humanity.
 2. Email dated 8/24/07 from Jennifer Goldson requesting time to speak to the committee regarding the Community Preservation Plan.

Gary Bluestein to contact Jennifer to extend an invitation to meet with the committee in early October.
 3. Email dated 8/27/07 from Anne Bingham – Sharon Board of Health showing concern on the land development and its affect to wildlife and shoreline environment.

4: 7:15 **Thank You Letter Draft**

1. Reviewed the draft of the Request for Information letter in answer to the correspondence received showing interest in the property. Ben approved the draft. Agreed to use Jerry Saphires form that contained all the information in the draft but in a bulleted form
2. It was decided amongst the committee that there should be two letters. One the request for information and another highlighting what the property offers.

5: 7:20 **Prospective Letter Draft**

1. Walter Newman said that he would draft a letter to send to prospective camp associations as well as putting an invite article letter in the Patriot Ledger, Sharon Advocate, Globe South and perhaps other print media using Horizonsreuse@townofsharon.org as the contact address.

Note: the letter will also contain the Mission Statement.

2. Lauren Hyman suggested contacting Camper Associations to see if we could get their mailing list.
3. Gary Bluestein queried whether there are other associations or organizations to contact for their mailing lists as well. All members will help in finding other avenues of potential users.
4. Jay Bronstein and Walter Newman said that they would search out colleges in seeing whether there is any interest in utilizing the facility as a satellite campus.
5. Concerns from the committee whether to remove the last paragraph of the letter referencing submittal of financial history.

It was decided to re-write the paragraph and let it remain as part of the contents of the letter.

6. Andy Nebenzal suggested that we add the words “all or part of the facility” as part of the text. Everyone agreed.
6. Andy Nebenzal then motioned to accept the draft with the minor changes and was seconded by Jay Bronstein. All agreed...yes.

6: 7:30 **Long-term vs. Short-term**

1. Andy Nebenzal feels that the committee should focus on what the long-term goals are instead of concentrating on one year at a time short-term.

2. Gerry Saphire replied saying let's see what offers come in first and then we can target whether we should focus on long-term or short-term.

7: 7:37 **Open House**

1. The Open House announcement to be released to the newspapers was approved by Ben. The committee was in favor to placing the invite into the Sharon Advocate and doing the same in the Patriot Ledger and Boston Globe South.
2. Jane Desberg said that she spoke with Marshall Bradstreet and Gary Bluestein had also reported to the Recreation advisory Board about having some type of activity during the Open House i.e. scavenger hunt, nature trail walks, plus contacting Crescent Ridge and Ward's Farm to seeing if they would be interested in participating.
3. The Open House committee was formed, with Diane Pankow as chairperson. On this committee are Barbara Kramer, Jane Desberg, Andy Nebenzal and Gerry Saphire. The committee is scheduled to meet on Tuesday evening at 7:30 pm at Barbara's house. Update will be given at the September 24 meeting.
4. Mike Bossin said that he would talk with Ben regarding police detail at the Open House.
5. Marc Bluestein will contact the local Boy Scouts to see if they would be interested in helping out as tour guides on the nature trails and perhaps help clean some of the dead debris from off the trails.
6. Gerry questioned if the sign markings are on the trails and are they still visible. Gary Bluestein said that the trail markers are faded and need to be refreshed for the public to walk the trails. Gary offered to meet at the dormitory on Saturday September 15 at 9am (Sunday rain date September 16), with volunteers to do a walk-thru and refresh the trails signs using red, yellow and blue paint. In addition it is a good opportunity for those that had not walked the trails in the back yet to see the grounds.

8: 7:50 **Spec Sheet and Budget**

1. Mike Bossin will talk with Joe Kent at the DPW in getting the estimated cost dollars to maintain the facility during the winter months.

Mike Bossin said that the winterizing would consist of draining the systems.

Gary Bluestein said that he would like to see, if at all possible, maintaining at low heat setting, where applicable, in the buildings for the

purpose of preventing mildew and mold build-up. The committee was in agreement.

2. Need to prioritize what repairs need to be done and present them along with the estimated costs to the Selectman.
3. Mike Bossin will ask the Selectman if there is a capital budget set aside to help with the property maintenance and repairs.
3. If the property is to be used as an overnight facility i.e. a camp, then the bathrooms will need to be brought up to code.
4. Several of the cabins are in bad shape and need to be looked at closely by a contractor so that a dollar amount can be determined as to what will be needed to bring them to code or if not feasible demolish,
5. DPW will have, by next week, all the maps of the property and these specs will be part of the application package.
6. The spec sheet will be made available as a handout at the Open House.
7. Depending on all the information received, the committee will need to decide if all the information can be put on a single sheet or go with a three-page handout as originally discussed.

9: 8:00 **Meeting Calendar**

1. The Committee will continue to meet at 7pm 121 Lakeview Street facility until mid-November when we will need to decide on another location.

October 8
October 22
November 12
November 26
December 3
December 17

10: 8:03 **New business**

1. Gary Bluestein to contact Jennifer Goldson to confirm a 30-minute meeting with the committee on October 8.
2. Diane Pankow to will look into how to market the property.
3. Practice run on the nature trails with Gary Bluestein.

11: 8:05 **Old business**

1. Draft of Marketing Plan – Short-term due November 1

2. Open House, Sunday, October 14 @ 1 – 3: PM
3. Property information on Town Website by September 24
4. Future meetings scheduled thru December 17, 2007.
5. Mike Bossin to email Chabad to ask for feedback on their experience using the property this summer of 2007 and of their interest in 2008.

12: 8:13 **Motion to Adjourn** meeting by Gerry Saphire and seconded by Marc Bluestein.

Respectfully Submitted
Gary Bluestein

/Micki Baker