

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of January 28 2008



Minutes of January 28 2008

In Attendance: Mike Bossin, Jane Desberg, Barbara Kramer, Glenn Allen, Lauren Hyman, Andy Nebenzahl, Marc Bluestein, Gary Bluestein, Jay Bronstein, Diane Pankow

- 1: 7:07 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:12 **Minutes** from the December 17 were amended a motion to accept the amended minutes was made by Jay Bronstein and second by Glenn Allen. Passed 5-0-2 Marc Bluestein and Barbara Kramer abstained.
- 3: 7:14 **Correspondences**
 1. Letter dated January 26 from Jean Pekham showing intent of a rental agreement of \$200 per week for the months of March, April and May 2008.
 2. Letter dated January 18 received from Massamont Insurance Company regarding safety and loss control and requested tree removal between two houses. The tree is too big for town DPW to handle. An outside estimate is needed for the removal of the trees. Also showed concern of rotting basement stairs in the house . This matter has been addressed and repaired.
 3. Letter dated January 18 notifying the committee that there is a Capital Outlay Meeting being held Thursday.
 4. Letter received from Yosef Resnick showing interest in renting 2 offices in the downstairs area of the Dormitory Building for teaching guitar.

4: 7:30 **Heating Log**

It has been requested that a visitor log be kept during the winter months for the Administration building, dining hall and dormitory. Recordings are to be done daily .

5: 7:35 **Marketing**

1. Pop Warner Football is interested in renting storage area for \$1,500 for their football equipment. They have also requested the use of the hall for cheerleader practice during inclement weather providing it does not interfere with Jean Pekham's dance programs. They will need to work out this out with Jean as the need arises.
2. Chabbad and the Boy Scouts met and agreed to share the camp facilities for 2008. The Boy Scouts are looking for a 4-week session whereas Chabbad's session will be longer.
3. Mike Bossin and Gary Bluestein met with the Community Band and although they are still interested in renting, they are concerned in not having an adequate parking area close to the dining hall.
4. Janet Penn, Interfaith Council is looking to rent the house to use as their headquarters, but this may present a few problems i.e. not having heating available at this time and occupancy interference during camp programs.
5. Boy Scouts Troop 95, is still interested in creating a proposal requesting the use of one cabin to be used as a headquarters
6. Board of Selectman requested the Committee to come up with an ad promoting the selection of tenants for the Horizon Reuse property. The Committee suggested using Walter Newman's letter as a start. Jay Bronstein said that he would be willing to make an attempt in putting the ad together to present to the Committee at next meeting.

6: 7:45 **Lease Agreements**

1. The draft of the property application was sent to Town Counsel for review. Town Counsel requested to add the words "4-6 weeks for a decision" to the text. There were no other copy changes.
2. Mike Bossin suggested that we hold an additional meeting on February 4th for any application submittals received. Gary Bluestein will email everyone of a meeting cancellation should there be no applications received between January 28 and February 4th.

3. Andy Nebenzal said that the Committee should revisit the lease document before final release and Gary Bluestein added that the Board of Health information will need to be added to the lease agreement. All present at the meeting agreed.
4. Need to review the Chabbad's 2007 lease agreement.

7: 7:55 **Ed Welch's Appointment**

Mike Bossin announced Ed Welch's appointment to the Board of Health Committee. The unfortunate part is that this committee holds the same meeting schedule as the Horizon Reuse Committee.

8: 8:00 **Building Repair Status**

1. Mike Bossin said that the Dining Hall building is a problem with heat loss. It appears that the problem is under control now after being identified as an airflow problem. The thermostats, said Mike, will either be relocated or replaced.
2. The floor covering in the Recreation building has been removed it will need to be replaced because of safety, prices are being obtained. In addition the ceiling will need to be replaced and reinsulated if the building is to be used in the winter.
3. Avalon Bay has volunteered to help get windows that can accommodate the Administration Building rebuild and possibly other buildings.
4. DPW will be painting the main Dining Hall.
5. The light fixtures in the dining hall are being fixed.

9: 8:20 **Septic System**

1. The existing title v systems have all been tested and passed. With the new additional systems that are being designed the overnight capacity will be @240 campers with double that amount for day camp use.
2. All cesspools automatically failed.
3. Thursday morning an engineer will meet with Jim Andrews, Mike Bossin and Ed Welch to look at the actual site.

10: 8:30 **Budget**

1. Mike Bossin believes that we are under budget so far on repairs.

2. Settlement was made with Chabbad regarding money owed on the 2007 camp electrical bill.
3. DPW is carrying the cost of the oil until rental money starts to come in.
4. The committee is requesting @100k from the Capital Outlay Committee FY2009 for the second part of the property improvement plan.
5. Andy Nebenzahl said that we might need to do a formal note for the additional dollars and redefine the Phase II list.

11: 8:35 **Long Term Plans**

1. Marc Bluestein asked if we are talking 5 years or 10 years.
2. Do we hire an outside consultant/planner to help us out? Andy Nebenzahl asked how much are we willing to pay. He feels that we can do it on our own with the information we have obtained. Andy continued to say that we should move with more open forums and solicit applicable uses to the township in finding out what the community wants.
3. Lauren Hyman, Andy Nebenzahl and Jay Bronstein will meet over the next two weeks to come up with some long-term ideas to present to the Committee.
4. Mike Bossin asked Jane Desberg to email Gary Bluestein a set-up date of February 25 for 30 minutes for her housing presentation and the same to Glenn Allen for February 11 for his 30 minutes school committee presentation.

- 12: 8:50 **Yacht Club**
The Massapoag Yacht Club has been using part of the Horizon property for boat storage and a swimming area. Gary Bluestein will send a note to Ben Puritz so that the Selectmen aware of this.
- 13: 8:52 **Meeting Calendar**
1. The Committee will meet at 7pm at the Sharon Community Center, Second Floor.
February 4 unscheduled meeting
February 11
February 25
- 14: 8:53 **New business**
Nothing to report.
- 15: 8:54 **Old business**
Nothing to report.
- 16: 8:55 **Motion to Adjourn** meeting by Andy Nebenzahl and seconded by Jay Bronstein. All in favor...yes.

Respectfully Submitted
Gary Bluestein

/Micki Baker