

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of February 11 2008



Minutes of February 11 2008

In Attendance: Mike Bossin, Barbara Kramer, Jay Bronstein, Gary Bluestein, Jane Desberg, Marc Bluestein, Ed Welch, Andy Nebenzal, Lauren Hyman, Diane Pankow

1: 7:05 **Meeting called to order** by Chairman Michael Bossin.

2: 7:06 **Minutes** – No minutes were presented for approval

3: 7:07 **Correspondences**

Gary Bluestein had the opportunity to give Trishia Lamanna, Franciscan Hospital for Children a tour of the property. She showed interest to renting Cabin 11, the building behind the Rec Hall “Depot” which has no bathrooms available plus the possibility of one or two additional cabins (ECCO and/or Arts & Craft).

She told Gary that there will be a combination of children and parents on the property during the session which will be August 11-22. Gary gave her an application to fill-out and to send back to his attention.

4: 7:14 **Lease Agreements**

Mike Bossin mentioned that the Selectmen are working on the lease agreement as well the Bond issues. i.e. Jean Pekham.

Marc Bluestein questioned if the lease was going to state that all tenants are to be CORI’d.

Mike Bossin said that anyone who has an idea as to what should be in the content of the lease should forward it to Ben so that he could bring to Town Council.

Note: There was also a recommendation to add to the lease agreement that a percentage of the total rental is required upon signing of the lease contract.

Andy Nebenzel suggested going for an 18 month lease which will take us to May 2009.

The question presented in reply to Andy's suggestion is how do you handle summer lessee?

5: 7:20 **Septic System Proposal**

Gary, Ed and Mike had a quick discussion in calculation the needs of the septic system and met in agreement that the under 10,000-gallon capacity can accommodate 210 overnight plus 80 days people or 600-day campers.

Mike Bossin said that one house has its own septic system and has passed inspection, but the septic system cannot be shared. The Dorm has it is own septic system and that too passed.

6: 7:30 **Application Review**

Yosef Resnick joined the meeting in presenting his interest in leasing out space and to review his application by the Committee for his music classes. He said that he was flexible as far as space availability, although his first choice was a room in the downstairs area of the Maintenance Building and that all he would need is a small parking area.

He went on to say that his music lessons are given either private or as a group with an age range from 5 to 12 years and hoped to expand his enrollment once he has a studio available. Mr. Resnick said that he is looking to utilize the facility Sunday thru Thursday (no Tuesdays) for three hours per day (15 hours per week from 3-6pm).

Andy asked Mr. Resnick as to when he would know what his summer schedule would be like and explained that there will be camp activity during the summer months. Mr. Resnick said that his summer schedule is still questionable, but that he is flexible to whatever works.

Barbara then asked Mr. Resnick if he would be interested in a year lease. His reply is that he needs a home and is open for discussion. Having one or two rooms is also open for discussion.

Gary's concern is the heating costs of the Maintenance Building during the winter months and suggested moving Mr. Resnick, if he was interested, to the Dining Hall which is on a 2-zone system. Mr. Resnick said that he would like

to revisit the two locations, Maintenance Building and the Dining Hall once again before he committed.

Note: Mr. Resnick understands that the rental fee is negotiable depending on the selected space and knows that insurance is required.

Mr. Resnick left the meeting knowing that he will be contacted to tour the facility one more time.

7: 8:10 **Marketing Update**

Lauren Hyman and Jay Bronstein met to discuss venues in promoting long-term usage of the property. Their suggestions were:

- Public forums (let Sharonites know what we have done and what we are doing)
- Advertising (Sharon Advocate, Patriot Ledger, etc)
- Sharon Cable Network
- Open House
- Town Meeting (information survey table display)
- Invite various Sharon Departments to come to a meeting
 - Understanding their concerns
 - Capital outlay
 - Economical development

Jay said that he will have an active plan to present at the next meeting and Jane Desberg and Diane Pankow volunteered to work on a long-term draft.

8: 8:24 **Meeting Calendar**

The Committee will continue to meet at 7pm at the Sharon Community Center on the second floor.

February 25 – Jane Desberg will represent “Housing Partnership”

March 3 – Glenn Allen will represent “School Committee”

March 17 – Conservation Committee

March 31

9: 8:25 **New business**

No discussion

10: 8:26 **Old business**

No discussion

11: 8:27 **Motion to Adjourn** meeting by Jay Bronstein and Andy Nebenzal seconds.

Mike Bossin asked if all in favor to adjourn meeting. All were in favor.

Respectfully Submitted

Gary Bluestein

/Micki Baker