

Town of Carlisle  
Highland Building Committee  
Minutes of Virtual meeting  
February 8, 2021 at 5:30PM

Attendees: John Ballantine, Jerry Lerman, Luke Ascolillo, Walter Hickman, Christine Lear, Kathy Keller (left meeting at 6:11PM), Annette Lee, Jack Troast, Melissa McMorrow (left meeting at 6:31PM), Bryan Sorrows

Public: Ellen Huber, Bonnie Miskolczy, Lara Lofdahl (Carlisle Mosquito)

The meeting was called to order at 5:31PM.

Annette Lee moved to approve the minutes of the 01/26/21 meeting. Jerry Lerman seconded the motion and the minutes for January 26th HBC was approved by all.

The committee discussed possible uses of the Highland Building. They fall into several broad categories:

- Government
- Non-government
- Public
- Private

Making the building suitable for each of the different categories will have different costs due to building codes, accessibility requirements, elevator, etc.

For each of the uses of the building, it will be necessary to understand the capital costs of renovating the building, and the operating costs once it is operational.

Proximity to the school and parking are important issues.

Christine Lear, Sara Wilson, Bryan Sorrows and John Ballantine met with School Superintendent Jim O'Shea to discuss the School's view on uses of Highland. Several issues were identified

- 1) Parking. Some of the parking areas in front of Highland are currently being used by parents to pick up and drop off students.
- 2) CORI checks will not be needed for people that are using Highland, but the School would want to understand who the people are that will be using the building.
- 3) The School is willing to listen to proposals for uses of Highland.
- 4) School is in session until 3:30PM. Uses after that time might not be a problem

Eric Adams (a Carlisle resident and custom builder) has volunteered to provide rough cost estimates for renovating Highland. John B. will contact him.

It would be useful to obtain site plans for the Highland site in order to coordinate with the School in uses of outdoor spaces such as parking and picnic tables.

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In order to make a complete presentation of the cost of various uses, it would be helpful to understand the complete cost of building demolition. This should include the cost of tearing it down, removing the debris and making the remaining site usable (paving, landscaping, etc.).

Another issue to be explored: If the building is used for housing, who will manage it? The possibilities are some Town entity (the Select Board, the Housing Trust, Fire Chief) or a 3<sup>rd</sup> party management company (similar to the way Benfield is managed). Whichever path is chosen, there will be costs that need to be understood.

The goal of the HBC is to come up with a proposal that can be submitted to the Master Plan before it is completed. The target date is some time in the Summer of 2021, maybe earlier.

The meeting adjourned at 6:50PM

Respectfully drafted and submitted by

Jerry Lerman

Approved 7-0, March 8, 2021