

Minutes for the July 29, 2024 Meeting of the Cotuit School Ad Hoc Subcommittee

Patty Daley
Jamie Jackson
Stephen O'Connor
Carol Zais
John Havel
Mark Lynch
Stephen O'Connor (by face time)

The meeting was called to order at 7:30 PM.

During public comment, a member of the audience noted that parking needs to be maintained for use during the Kettleers games.

The meeting minutes from the July 22, 2024 meeting were approved.

In new business, the party began review of the latest version of the "RFP Five pager" labeled "working draft 7/29/24.

Mark noted some new language on page 3 relating to innovative septic systems. Patty clarified that analysis relating to alternative or innovative septic systems would only relate to rebuilding options a-f. There was a brief discussion regarding the possible need for showers in the event the building is used as a gym. The general consensus was that toilets, but not showers would be required.

Jamie voiced some concern relating to the paragraph entitled "required for all tasks" on page 3 which called for the delivery of a draft of the study to the Prudential Committee prior to finalization. Mark noted that this language was not included at the request of Prudential Committee, but thought it was a good idea. Carol inquired as to whether the public will be able to review the draft. Mark noted that the Prudential Committee would make that decision but that he was in favor of transparency. Jamie noted that there was a "level of mistrust" among some voters with the Prudential Committee given the prior history relating to the assessment of the property. Mark stated that he did not believe that mistrust was deserved but noted the comment. The language will remain.

Mark noted that Task 3 Deliverables on page 3 should include such costs as heat, air conditioning, landscaping, security, insurance, etc. He noted that such cost for Freedom Hall average around \$27,000 annually. Patty noted that each option should also have short, medium and long-term maintenance expenses assessed.

It was noted that GPD in the chart on page 2 referred to gallons per day.

Stephen asked how the property is zoned and wondered whether zoning changes might be required. Patty offered to ascertain the current zoning of the property. She noted that the Town of Barnstable assessors Office still valued the property at over \$4 million.

Mark noted that this property cannot become an ongoing commercial enterprise based on the negotiations for the transfer between the Fire District and the town of Barnstable. The implicit basis of the deal was that the property would be used for municipal purposes. The fire district could not, for example, subdivide the property and resell it for a profit.

Carol raised the possible necessity of securing a change in the Cotuit Fire District enabling legislation to allow for some possible uses of the building or property. Mark agreed that this was continuing concern. Carol noted that there were two ongoing efforts to change the Cotuit Fire District enabling legislation. Pat noted that at some point we would have to have a legal opinion regarding zoning and enabling legislation and architectural firms are not going to be able to give such an opinion. Mark agreed that architectural firms would not be a source for such analysis. There was a general consensus that we should not overcomplicate the study, and that the focus should be on the cost of the possible physical structures first.

The meeting adjourned at 8:25 PM.