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**Municipal Building  
Committee for  
Prescott School**

Gregory Sheldon, *Chair*  
Anna Eliot, *Vice Chair*  
Halsey Platt, *Clerk*  
Brian Bolton, *Member*  
Gary Green, *Member*  
Alison Manugian, *Member*  
David Melpignano, *Member*  
Becky Pine, *Member*  
Lynwood V. Prest, *Member*

**Public Engagement Subcommittee**

Brian Bolton  
Anna Eliot  
David Melpignano  
Becky Pine

**Research and Analysis Subcommittee**

Gary Green  
Alison Manugian  
Halsey Platt  
Lynwood V. Prest

**Meeting Minutes  
for Public Engagement Subcommittee**

Meeting Date: February 12, 2015  
Meeting Time: 7 p.m.  
Meeting Location: Prescott School, 145 Main Street, Groton  
Members: Becky Pine, Greg Sheldon, Brian Bolton, Anna Eliot, David Melpignano, Val Prest

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Approved the meeting minutes for the meeting on January 28.

The group discussed the Facebook page created for the overall Committee. It was discussed who could access the page and post on its "wall". Brian Bolton to report back on issues related access.

It was discussed that a general email address for the Committee was created. The email address is "**prescott@townofgroton.org**". The email currently forwards to Brian Bolton's gmail address – we will leave at that and Brian will forward any relevant emails that come in to the rest of the group. Brian Bolton will also work with the IT team at the town hall to correct any informational errors on the Committee web page – the link to the page is <http://www.townofgroton.org/Town/BoardsCommittees/MunicipalBuildingCommitteeforPrescottSchool.aspx>.

Brian Bolton to send the instructions for access the Committee Dropbox.

The Subcommittee discussed the short film that Dave Melpignano will make to showcase the Prescott School building. The target audience for the short film is the citizenry of Groton. The goal of the film is to bring viewers up to date on the building, let them know that there's a Committee working on this, and to get them excited about the work of the Committee. Greg Sheldon had created a script that will be used for the film. A timeframe goal is to have the film completed by Town Meeting – meeting this date could be impacted by additional weather issues and the ability to get good pictures and video of the building.

Becky Pine relayed the results of the meetings and conversations that she had in her research efforts:

- Becky met with Sally Smith at the Groton Grange regarding a Community Kitchen that they're developing. They are moving forward on this and it doesn't seem that duplicating their effort (also creating a Community Kitchen) would be a good use for the Prescott building.
- Becky spoke with Marie Melican regarding the Groton Senior Center and their space needs. Marie Melican is on the Board for the Council on Aging. The Senior Center is outgrowing their space and do feel

the need to plan for a bigger space at some point. It was mentioned that there had been discussion in the past that the Prescott building might be a place where the Senior Center could re-locate.

- Becky spoke with Linda Vine, the Assistant Town Administrator in Lexington. Lexington spent \$8.4M of CPA money renovating the Cary Hall building, which is similar to the Prescott building. The town of Lexington also recently bought another building from the Museum of National Heritage using a mix of funds including CPA (a former mansion-like residence on the grounds of the Museum). This building is being developed to be a community center.

Related to this, the Subcommittee discussed Groton's CPA contribution which we estimate was about 3% of taxes and a state match. About \$500K per year of Groton CPA goes to Surrenden Farm. It was suggested that someone from the CPA committee come to the Municipal Building committee to explain the allocations.

- Becky mentioned some other places that the Subcommittee may want to look at including:
  - Artspacemaynard.com
  - roudenbush.org
  - A converted fire station that was now an art gallery in Milford, MA.

The Subcommittee discussed a set of questions that could be used as a template when any Committee member was meeting with different groups in our research.

Becky Pine indicated that so far in her research, the financial arrangement she has seen as most prevalent is a private/non-profit organization that is either renting or managing the building they're housed in. It was discussed that it would be helpful for the Committee to know what all the financial model options are out there that we could avail ourselves to.

It was discussed whether the town should really be in the business of owning the property and leasing it out - in essence acting as a landlord. Val Prest noted that this has not worked effectively at the Country Club or at Sargisson Beach.

It was mentioned that the school Administration would like to extend their lease at Prescott through the spring of 2016. If the school system leaves Prescott, they could move into the portable buildings at the Middle School. The Administration would stay in Prescott longer term with the caveat that the building needs considerable improvements.

Next steps for the Subcommittee were discussed including:

- Becky Pine to speak with Karen Tuomi to learn how the Twomey Center is being run.
- Alison Manugian will be asked to arrange a meeting for the Committee with the school Administration.
- Becky Pine to attend a meeting hosted by the Groton Cultural Council.
- Anna Elliot will talk with Groton Board of Trade and Economic Development Committee.
- Brian Bolton will speak with various Youth Sports representatives about their indoor space needs
- Greg Sheldon will reach out to the Library Trustees

Dave Melpignano mentioned that the Groton Cable Committee would be interested in moving to Prescott and having their studio there. Groton Cable do generate revenue and could potentially bring in more when the contract gets renegotiated with Verizon and Charter.

Greg Sheldon mentioned that he had contacted Kevin Kelly at Groton Electric with regard to sending out a survey using Groton Electric's monthly billing. The cost is about \$500.

The meeting adjourned at 9:00.

Respectfully submitted:  
Brian Bolton, Committee member