

Housatonic Improvement Committee

July 15, 2021

Attending: Dan Bailly, Patrick Barrett, Eric Gabriel, Angela Lomanto, and Beverly Nourse

Guests: Chris Rembold and Brandee Nelson

Dan read the required Massachusetts statement.

The meeting was called to order at 6:34 pm by unanimous agreement.

Acceptance of Minutes - None

Housatonic School update:

- Chris Rembold: gave an overview of zoning for the school and village including the Housatonic Village designated zone and the Mill Overlay, the definitions of which are in the zoning code. Explained that the Brownfield designation for the school is due to the presence of lead paint and asbestos and that it may qualify the building for funds for remediation. A Phase 1 Environmental Assessment has been completed for the building.
- Brandee Nelson: explained planning board process though the year whose work is scheduled to culminate for a given year with Town Meeting. Periodically, the planning board hosts walking tours. The 2019 zoning pay is available on the town website.
- Committee began talking about potential uses for the building and agreed that luxury housing should be excluded. Parking needs to be solved. (We could request a parking study be done.) Other ideas for a mixed-use building included:
 1. Affordable housing
 2. Commercial space
 3. Public/private partnership
 4. Food/farm support
 5. Maker's space combined with living space
 6. Educational component like a commercial kitchen for classes
 7. Childcare
 8. Flex space/meeting space
 9. Office space possibly including some Town offices.

All Things Housatonic:

- Dan: will send e-mail to Sean Van Deusen about the conditions at the school, cemetery, and community center.
- Dan: mentioned two people who would like to be considered for the HIC.

Citizen Speak:

Ben Elliott: Asked about the school's windows and wants to know history of the building.

Bruce Loubert: Asked about land behind Brick House Pub and mentioned that childcare needs space during the school year and summer.

Next Meetings: July 22 and August 12, 6:30 pm

Adjourned: 8:53 pm by unanimous agreement.

Respectfully submitted,

Angela Lomanto