



**SELECT COMMITTEE FOR THE SAFEGUARDING
OF THE
HOMESTEAD AT THE JULIANA LACHAT PRESERVE**

**FOURTH MEETING
THURSDAY JUNE 18, 2009 6:00 P.M.
HOMESTEAD AT THE JULIANA LACHAT PRESERVE
106 GODFREY ROAD WEST**

David P. Coprio

Paul A. Deysenroth Jr.

Robert A. Uzenoff
Chairman

Minutes

1. Mr. Uzenoff called the meeting to order at 6:07 p.m. Mr. Coprio and Mr. Deysenroth were present.
2. Approval of draft minutes of the third meeting of May 19, 2009 was unanimous.
3. Members inspected the homestead in context of the Board of Selectmen's request.

In the course of inspecting the house, members observed water dripping from the ceiling of the second floor kitchen. As it was raining at the time, this is consistent with a leaking roof.

With respect to Option 1¹, the members concluded that considerable more expense than expended on the Heady house would be needed to accomplish the same preservation of this structure. Rough estimate is as much as \$100,000 to \$150,000. Members concluded additional clarification and guidance is required from the Board of Selectmen in a face-to-face meeting, presumably at a near future meeting of the Board of Selectmen. Mr. Uzenoff will contact the Selectmen's office to schedule. Alternately, this Select Committee would meet with the Selectmen at the homestead. Preferably Steve Patton would be present to represent the interests of co-stakeholder The Nature Conservancy.

With respect to Option 2², the members failed to comprehend that the house could be rehabilitated for habitation (presumably rented) for a cost that could be reasonably recovered. The members wish to confirm the intentions of the Selectmen and The Nature Conser-

- vancy at the same future meeting contemplated to discuss Option 1.
4. The time of the next and fifth meeting is to be fixed in consultation with the Selectmen..
 5. The Select Committee adjourned at 6:35 p.m.

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¹ OPTION 1

The first is to secure the building in a safe manner and make it presentable, such as was done with the Heady house. This includes securing or removing porches, painting, roof work, and any stabilization issues including foundation work. It also includes removal of any out buildings that are not intended to be used, or are beyond a condition that allows reasonable structural salvage.

² OPTION 2

The second option is to price out the cost of renovating the house entirely, to the point that it can be inhabited. This would include finishes, systems, and kitchen and bathrooms if updates are needed.