



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

**THIRD MEETING
TUESDAY MAY 19, 2009 5:45 P.M.
JARVIS HOUSE MEETING ROOM (SECOND FLOOR)
47 NORFIELD ROAD**

David P. Coprio

Paul A. Deysenroth Jr.

Robert A. Uzenoff
Chairman

Minutes

1. Mr. Uzenoff called the meeting to order at 5:30 p.m. Mr. Coprio and Mr. Deysenroth were present.
2. Approval of draft minutes of October 5, 2007 was unanimous.
3. We discussed the Board of Selectmen's request.

CHARGE

The Board of Selectmen asked the Select Committee to develop two reasonable cost estimates for securing and renovating the building. The request is in the form of an e-mail to Messrs. Coprio and Uzenoff from Town Administrator Tom Landry of April 28, 2009, incorporated with these minutes as Appendix 1 and describes two options:

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.

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.

Mr. Landry added that the account available for these repairs is approximately \$60,000. The Board requests the cost estimate, so it can determine what options are viable, given the current economy and tax payer abilities. Clearly, making the house habitable will cost more than that, but the Board needs an order of magnitude in order to fully address the Town's options.

Mr. Landry requested that the Select Committee inform him if efforts must be augmented by outside expertise.

Regarding Option 1, the Select Committee members will require a visit to the property, and scheduled that for the next meeting.

Regarding Option 2, the Select Committee concluded that outside expertise like that of Bob Hatch of Fairfield will be required to develop some kind of plan from which the Select Committee could estimate costs. Mr. Uzenoff will inform Mr. Landry as requested. Mr. Uzenoff also took as homework to try to determine the location of septic fields at the Homestead at the Juliana Lachat Preserve. An order of magnitude estimate of the task is on the order of \$300,000.

4. The time of the next and fourth meeting was fixed at 6:00 p.m. at the Homestead at the Juliana Lachat Preserve on June 18, 2009.
5. The Select Committee adjourned at 6:15 p.m.

###

2009-05-31

Gmail - LaChat



Robert Uzenoff <uzenoff@gmail.com>

LaChat

1 message

Tom Landry <tlandry@westonct.gov>**Tue, Apr 28, 2009 at 9:10 AM**

To: Coprio@aol.com, Bob Uzenoff <bob@uzenoff.com>

Cc: Woody Bliss <wbliss@westonct.gov>, gaylemw@optonline.net, Glenn Major <wgmajor@sbcglobal.net>

The Board of Selectmen met with Steve Patton last night in executive session, to discuss the Conservancy's plans for the site, and the potential for future use and development of the buildings. During that meeting, the Board determined that it would like to have reasonable cost estimates for two different scenarios. 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.

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.

The account available for these repairs is approximately \$60,000. The Board requests the cost estimate, so it can determine what options are viable, given the current economy and tax payer abilities. Clearly, making the house habitable will cost more than that, but the Board needs an order of magnitude in order to fully address the Town's options.

I do not have an email contact for Paul, but I will call him and convey this information to him today. If one of you do, please feel free to pass this on to him. The Board asks that you convene soon to decide how to proceed with this activity. If your efforts must be augmented by out side expertise, please let me know. An early June response would be helpful, but there is not a hard deadline for the requested information.

TOM LANDRY

Town Administrator, Town of Weston

TEL: 203-222-2677

FAX: 203-222-9162

P.O. Box 1007

Weston, CT 06883

