

Tuesday September 27, 2016

## 34 George Street Contractor / Bidder Questions:

Site Visits were conducted at 34 George Street on September 13, 2016 and September 26, 2016.

The following questions were asked and the answers are included:

1. Q. Can dormers be added to the roof of the main block?

A. In order to stay in keeping with the historical integrity of the main block façade dormers would not be an acceptable addition.

2. Q. Would side additions (east west orientation) be considered as an acceptable alternative to replace the back ell in order to achieve additional living space?

A. We have forwarded this question to the Massachusetts Historical Commission for their input. We hope to hear back from them within 24 hours and will post their opinion as soon as we receive it.

3. Q. If east and west side additions visible from the street are approved does window size need to be consistent with the existing windows or can any be larger?

A. Again we will defer to Ma Historical Commission for their input and publish their response as soon as we receive it.

3. Q. Can this property be set up as a two family?

A. A two family home would not be allowed on this property, unless the Zoning Board of Appeals made an exception. In order for this option to be viable under current zoning laws there must be 90,000 sq. ft. of upland. The proposed lot has 60,000 sq. ft. of upland.

4. Q. What about code compliance regarding new construction, foundation, electrical and plumbing issues that may arise?

A. Due to the uniqueness of this sale we would urge all candidates to consult with Building Inspector Tim Aicardi for code questions. His contact number is 508-473-2679.

5. Q. Can the ell be demolished?

A. Yes we expect that the ell will have to come down in order to add an addition and to repair and secure the back of the main block.

6. Q. Does the foundation of the addition need to be granite?

A. Building code will not allow a granite foundation on any addition. We asked that any granite not used be repurposed on the property or donated to the open space for seating or pathway edging.

7. Q. How much is the town looking for the property?

A. The assessed value of the property is listed at \$72,000.00. The town is willing to entertain lower bids provided an explanation for an offer below assessed value is satisfactory. However, the property will go to the highest bidder, unless the selection

committee does not think that the highest bidder's application meets the expectations and requirements requested.

8. Q. Is the Open Space going to be left overgrown or will it be kept up?

- A. The plan is to maintain the property as wildlife habitat and for passive recreation. The Mendon Conservation Commission is responsible for the management of the property. Metacomet Land Trust (MLT) will hold the conservation restriction. MLT will monitor the property on an annual basis, or more often if necessary, to make sure the conservation restriction is being upheld.
- B. The Mendon Land Use Committee (LUC) will work with the Conservation Commission and MLT to coordinate the ongoing management of the property. There is turtle habitat that needs to be maintained by order of the MA Natural Heritage and Endangered Species Program.
- C. The goal for the property would be to remove as much invasive plants as possible and maintain walking paths. The LUC is maintaining and improving other properties with the Boy Scouts and other volunteers. Mendon has a volunteer Land Steward program and the plan is to assign a Land Steward to this property.