

**LAND ACQUISITION AND HISTORIC PROPERTY INVESTMENT COMMITTEE  
HEARING ROOM, LINCOLN CENTER**

**January 31, 2019**

**6:00 P.M.**

**MEETING MINUTES**

**MEMBERS PRESENT:** Bob Kilpatrick, Patrick Kennedy, Patrick Clancy, Helen Robbins, Jack Prior, Steve Gates, Eric Prause, Joel Janenda

**STAFF PRESENT:** Kyle Shiel, Senior Planner  
David Laiuppa, Environmental Planner

**APPLICANTS PRESENT:** Nate Agostinelli, Army & Navy Club  
Dave Krinjak, Army & Navy Club  
Mike Forino, Manchester Historical Society

Adoption of Minutes: July 26, 2018

Mr. Kennedy moved to approve the minutes of the July 26, 2018 meeting. Mr. Clancy seconded the motion. All members voted in favor.

Election of Officers

Mr. Kennedy made a motion to retain the current slate of officers of Mr. Kilpatrick as Chair and Mr. Gates as Vice-Chair. Mr. Janenda seconded the motion. All members voted in favor.

Repairs to the Army & Navy Club at 1090 Main Street

Mr. Agostinelli thanked the committee for hearing the Army & Navy Club's (Club) proposal. He said he has been a member of the Club for many years and has completed many capital repairs to the building in the past several years. He said the Club received a State bond of \$225,000 for renovations, which included items such as window replacements, conversion to natural gas, a new air conditioning unit and a new roof, among other improvements. He said a major outstanding item is the issue of accessible restrooms for the building. He said the Club is a major gather spot for the community, particularly on the day of the Manchester Road Race where as many as 1,500 to 2,000 visitors likely used the restroom facilities at some point. He said the Club is open to everyone in the community and is used regularly for events and programming throughout the year. He said the Club has seen estimates ranging from \$30,000 to \$50,000, with the most recent detailed quote approximately \$42,000. Mr. Krinjak said the building has historic value to Manchester and the Club is aiming to preserve its legacy.

Mr. Clancy asked if the rest of the building is already handicap accessible. Mr. Agostinelli replied in the affirmative. Mr. Janenda noted that the Club regularly hosts events open to the entire community besides activities related to the Manchester Road Race. Mr. Agostinelli

agreed, saying he believed the Club is a great asset to the community. Mr. Gates said in his view, the building is iconic and has a long history as a social gathering place. He said the Town has recommitted to revitalizing the downtown district and investing in its historic buildings and the Army & Navy Club building meets both criteria. He said he fully supports the Club's proposal.

Mr. Kennedy made a motion to recommend to the Board of Director to approve up to \$50,000 to fund necessary renovations to the Army & Navy Club. Mr. Janenda seconded. All members voted in favor.

Mr. Agostinelli inquired about next steps. Mr. Shiel said the Club would need to officially file a formal application and would then need to work with Town facilities staff to develop an appropriate scope of work, as the amount requested requires an official bidding process. He said the Club and Town staff should plan to meet soon and put together the necessary information to assemble bid documents.

#### Building Assessment for the Old Manchester Museum at 126 Cedar Street

Mr. Forino of the Manchester Historical Society provided an overview of the Old Manchester Museum. He said the building was originally built in 1859 as the Cheney School and served the children of mill workers. The original location was on Cooper Street and it was moved to its current location at 126 Cedar Street in 1914. In addition to its connection to Manchester's industrial legacy, he said the building is architecturally significant due to its Gothic/Victorian design vernacular, whereas most schoolhouses of its era were in the Colonial style.

Mr. Forino said the building likely has potential structural issues that need addressing, as well as appropriate upgrades to the windows and sills. He said obtaining a professional architectural assessment from a qualified firm would provide the Historical Society more accurate information on historically appropriate renovations. He said they are seeking \$6,500 from the committee to fund this architectural and structural assessment.

Mr. Janenda asked about the building's current use. Mr. Forino said the Historical Society took over the building in the mid-80s and has been used as a museum and archive space since. Mr. Prior said the building is also used to store historical archive items. Mr. Gates asked if the Historical Society has a future vision for the building. Mr. Prior said they hope to maintain it as a museum and education site and eventually move any archival material to the Historical Society's Pine Street building. He said the Old Manchester Museum has good parking, which makes it a suitable site for education programming.

Mr. Clancy asked if the Town has another source of funding for such work. Mr. Shiel said the situation is similar for all the Town-owned historic buildings that do not have separate capital maintenance accounts and the intent of the committee was to help the Board of Directors make decisions regarding which buildings should be prioritized. Mr. Gates agreed, saying Manchester residents approved the bond referendum understanding the funds would be used to improve buildings and properties that did not necessarily have dedicated capital funding. He said the

mission of the committee was to help the Board make decisions regarding the appropriate use of those funds.

Mr. Kennedy made a motion to recommend to the Board of Directors to approve up to \$6,500 to fund an architectural and structural assessment of the Old Manchester Museum. Mr. Janenda seconded. Mr. Prior and Mr. Kilpatrick abstained and all other members voted in favor.

Mr. Shiel said he wanted to briefly introduce Mr. Laiuppa for those who have not worked with him on other committees. He said Mr. Laiuppa would be assisting this committee particularly on future land acquisition matters. Mr. Laiuppa said he is currently assisting representatives of the Manchester Land Conservation Trust (MLCT) on an open space acquisition grant from the State Department of Energy and Environmental Protection. He said the grant deadline is in early February. Mr. Shiel said it would likely be several months before MLCT hears back regarding the grant, but if they are successful the committee may be approached about potential matching funds. He said Mr. Laiuppa would keep the committee apprised of any new developments regarding the matter.

Mr. Kennedy made a motion to adjourn. Mr. Clancy seconded and all members voted in favor. The meeting adjourned at 6:47 pm.