

## Old School Meeting Minutes

9-25-2025. 4pm. COA room, Chester MA

### Call to Order: 4pm

**Attendees:** Veronica Marr, Kim Fox, Andrew Alward, Chris Martinson, Bob Daley, Ann Daley, Richard Holzman, Eric Weiss (PVPC)

Approved meeting minutes from August 14, 2025

### Minutes

VM – will present details of committee meeting at the next BOS meeting (Oct 6)

BD - and others confirmed the buried oil tank at the old school was in fact removed

Committee - discussed defining the roles and process for reviewing and selecting developer candidates i.e. specify how and when the committee will be involved in the process.

Committee - reviewed the revised RFP provided by EW.

We discussed the potential rail stop in Chester as being very attractive to a developer and the need to reword the existing statement in the RFP to “based on current plans its anticipated a rail stop will be in Chester”. The statement, however worded, would not be definitive.

CM – RFP scoring sheet. Chris noted that #6 “Historic Preservation Commitment” will feel restrictive to potential developers. EW suggested we somehow merge line 6 with #3 Alignment with Community Goals.

VM, AD, RH – prefer the winning developer to preserve all or parts of the historic building

EW - created a timeline for the bid award process. The timeline is flexible.

EW – goal is to mail out bid packages by October 15, 2025

EW - will send out RFP to developers on list he provided.

RH - suggested we send RFP to Ron & Mel Hess, LeMieu and Winn Stanley (?)

VM - suggested targeting developers who have converted old buildings like CitySpace in East Hampton.

EW - asked we email him with developers not on his list.

Committee - agreed we extend the bid timeline if we do not receive many bids.

Committee - agreed to preview/vet the RFP bids before submitting candidates to the BOS

RH suggested the committee support the BOS when townspeople ask questions about the building and selected developer etc

VM suggested we use different and more photos of the school building in the RFP and she will send EW photos the committee selected at a past meeting

EW will make revisions to the RFP and will email a copy to the committee very soon.

**4:40 meeting adjourned.**