**Community Preservation Panel Regular Meeting Minutes December 2, 2015**

The meeting was held at the Aurora Firehouse Meeting Room at 7:00 pm

**Present:** Chair Chris MacCormick, Jeff Blum, Dan DiSanto, Ed Easter, and Claire Morehouse

**Others Present:** Village Clerk Ann Balloni, Village Historian Dr. Linda Schwab, Village Trustee Grace Bates (7:15), Planning Board member Pat Foser, ZBA alternate Laura Holland, Inns of Aurora representatives Sue Edinger, Ted Kinder and Matt Bianconi, and Village Resident G. Alan Clugston

**Call to Order:** Chair MacCormick called the meeting to order at 7:01 pm.

**Changes to the Agenda:** No changes

**Approval of Minutes**

**November 4, 2015:** On motion by Blum, seconded by Morehouse, the CPP voted to approve the November 4, 2015 meeting minutes.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

**November 12, 2015:** On motion by Morehouse, seconded by Blum, the CPP voted to approve the November 12, 2015 special meeting minutes.

AYES: MacCormick, Blum, and Morehouse

NAYS: None

ABSTAIN: DiSanto and Easter

Motion carried.

**Announcements:** No announcements

**Visitor Welcome:** Chair MacCormick welcomed all visitors and there were no comments.

**Old Business:** No old business was discussed.

**New Business**

**Roswell–Tousley Steam Mill:** Inns of Aurora representatives, Sue Edinger and Ted Kinderrequested guidance from the CPP regarding what is allowable under preservation regulations for stabilization of the 1817 mill listed as a National Historic Landmark. Chair MacCormick and Dr. Schwab gave a brief history of what led to the remains of the mill located behind the Aurora Inn. Though the mill was designated a national landmark in 1976, in 1992 Wells College, the owner of the property at that time, attempted to demolish the structure.

A group of concerned citizens raised objections which led to the 1992 village zoning law: To Regulate Land Use and Provide for Historic Preservation, as well as the creation of the Community Preservation Panel.

Plans for reconstruction were submitted to the State Historic Preservation Office (SHPO) which resulted in a second phase of demolition due to the standards set by SHPO and the Secretary of the Interior at that time.

Ted Kinder and Sue Edinger, Project Engineer and General Manager of the Inns of Aurora, explained their desire to stabilize the remains for safety reasons and that they are not intending any form of reconstruction.

The committee advised Mr. Kinder to consult with SHPO on the current practices for stabilizing and preserving landmarks before submitting any formal plans for committee review.

**Spa Concept Idea:** Ms. Edinger presented a concept of establishing a small scale spa facility (5000-7500 square feet) to help increase revenue for the Inns of Aurora during the off season (October-March). Ideally, to set the Inns of Aurora apart from area competitors, the spa would be located on the lake, north of Rowland House on two pieces of property purchased by Pleasant Rowland. The buildings on the properties, two houses and a garage, would require demolition for this project. The spa would be built into the western slope of the property to optimize lake views and may not be visible from Main Street.

Ms. Edinger further explained that a spa, as well as a planned event center, would ensure sustainability for the Inns of Aurora by creating a reason for tourists to stay in the area year round. Currently, the Inns of Aurora run at approximately 95% occupancy from April-September and 20% during the off season. Ms. Edinger is hopeful that the off season reservations would increase to over 50%.

Chair MacCormick explained the that the CPP is chartered with preserving the village buildings through each layer of its history. Though the buildings under consideration were listed as intrusions when the village as a whole was listed on the National Historic Register, forty years has passed and the two houses are now noted for their relevancy to the era and uniqueness in the village as two examples of TechBuilt houses designed by Carl Koch.

The panel expressed mixed feelings for the concept including:

* Are there alternative locations considered?
* Demolishing two houses for a commercial property
* Recognizing the need for the Inns sustainability and economic viability in the village
* The types of houses that are and are not selling in the village
* How do the rest of the properties owned by Pleasant Rowland fit into the overall plan?

Ms. Edinger noted that there is currently no trust or foundation set up by Ms. Rowland for the continued operation of the Inns of Aurora upon her death.

Ms. Edinger and Mr. Kinder expressed interest in presenting their project ideas to the Planning Board at their December meeting and acknowledged that no board action can be taken until a completed application is submitted.

**Adjournment:** On motion by DiSanto, seconded by Easter, the CPP voted to adjourn the meeting at 8:30 pm.

AYES: MacCormick, Blum, DiSanto, Easter, and Morehouse

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni, Village Clerk