

Presentation of Proposed Reuse Concept for 17 Woodbury Lane



February 5, 2024 – *Town Manager John S. Mangiaratti*



The 17 Woodbury Lane house and its potential rehabilitation has been studied numerous times over the past several years.



In 2020, some demolition of the non-original portions of the house was completed, and hazardous materials were removed.

What remains now is the shell of the 1860's building and 1970-'s wing.



Project Funding

Work completed so far has been funded primarily through a FY20 state earmark and CPA appropriations. The proposed construction will be funded with external funding sources as shown below:

Funding Source	Funding Remaining
Federal budget earmark	750,000
American Rescue Plan Act Funds	400,000
Total	\$1,150,000



Reuse Project Goals

- Utilize only grant funds, ARPA, and Federal Earmark
- Create unique space for indoor/outdoor community use
- Tell the story of the original building:
 - Remove the existing 1970's building
 - Renovate the 1860's structure by removing the second floor to create a double-height volume
- Provide a modest addition that will allow for toilet rooms, a kitchen, storage, and an accessible entrance
- Create an outdoor landscaped space with seating and related walking paths to connect to rest of the complex
- Preserve the ornamental tree

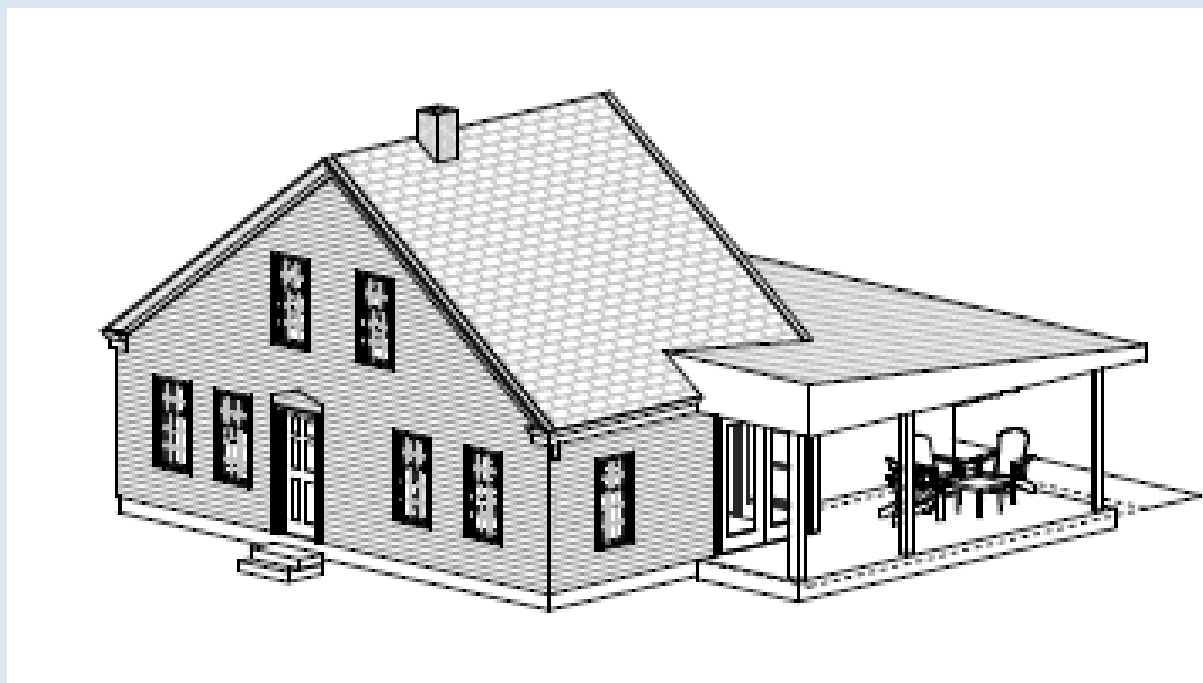


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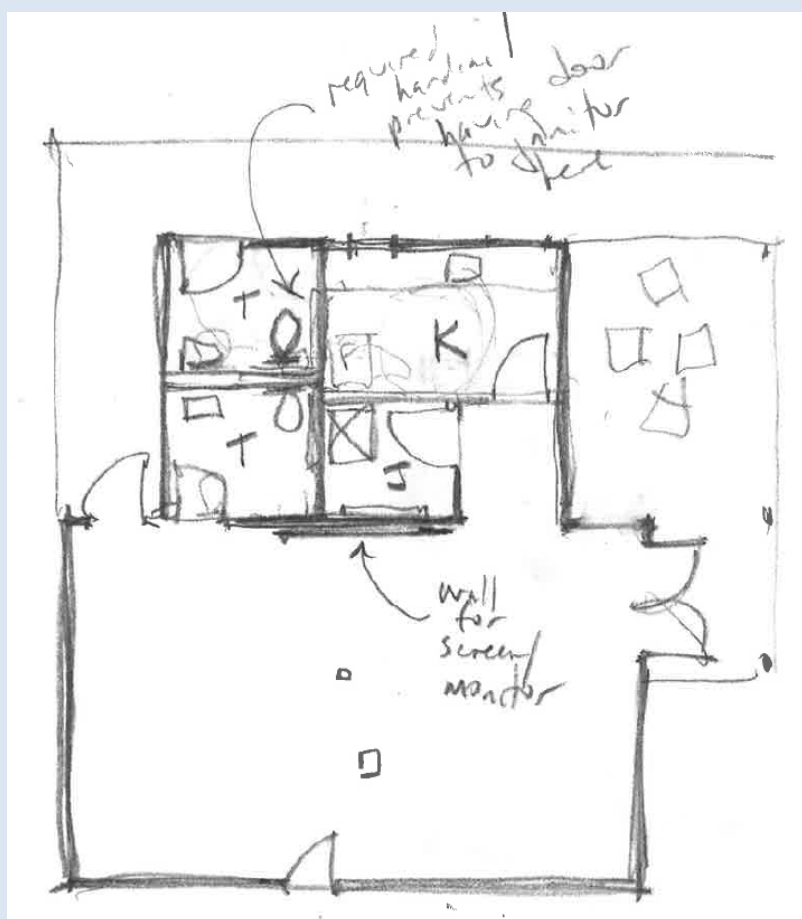


Reuse Concept Features

- Seasonal building (not insulated)
- Slab-on-grade addition
- Basement of original structure filled in
- Porch that connects indoor/outdoor space
- Roof design for addition still in progress



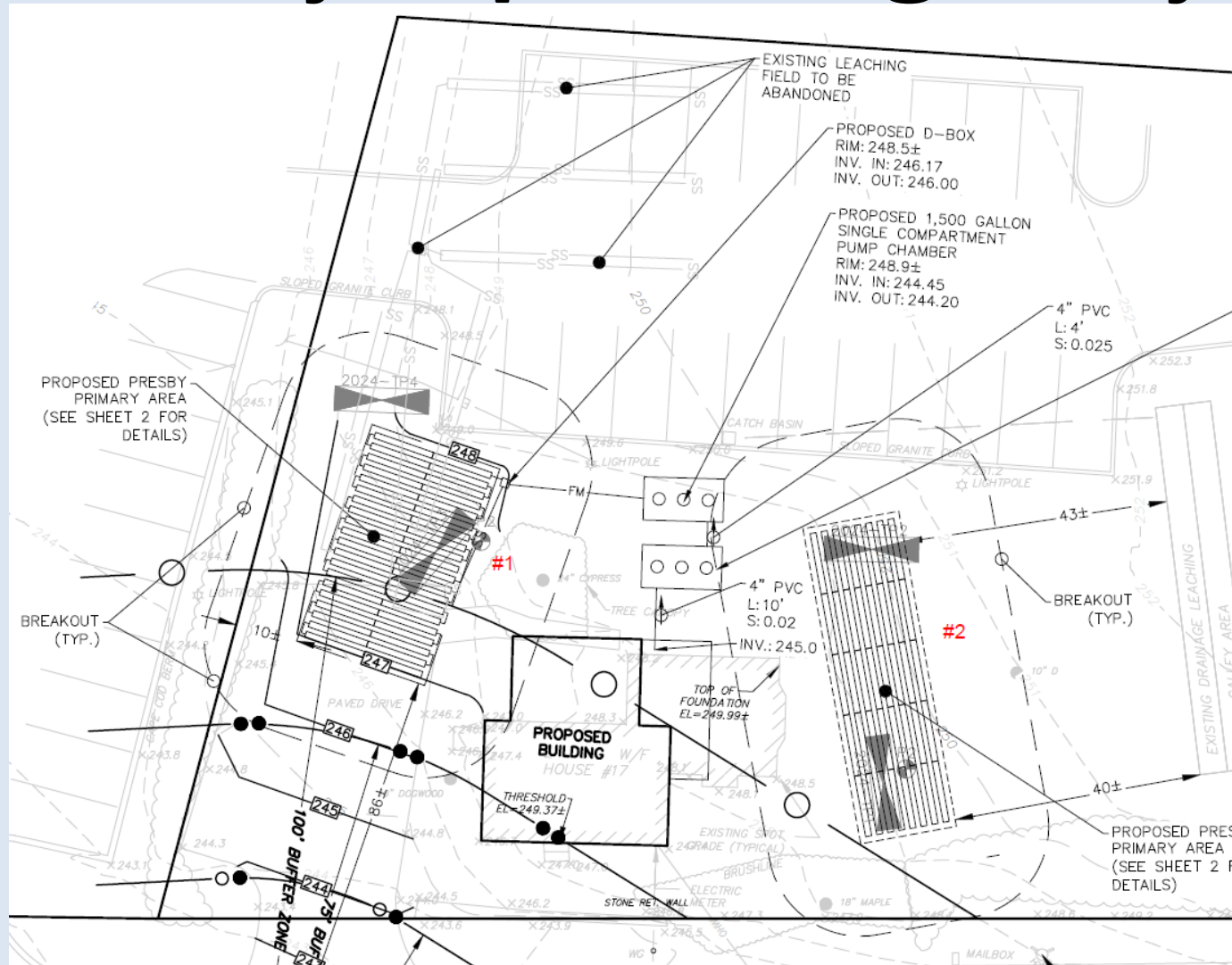
Reuse Concept Features:



- Modest kitchenette for indoor/outdoor functions
- Bathroom access for interior and exterior
- Direct entry to multi purpose space
- Non-fixed chair seating ~ 65 occupants
- Tables and chairs ~30 occupants



Preliminary Septic Siting Analysis



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Proposed Concept for 17 Woodbury Lane Reuse



Next Steps

- Request Select Board approval of conceptual design
- Input and approvals from permitting boards including Historic and Design Review
- NEPA and Section 106 process (required for federal funding)
- Schematic Design and Cost Estimate- March 2024
- Project Bidding - Late Spring 2024
- Estimated Construction Fall/Winter 2024



Questions?

