

Presentation of Proposed Reuse Concept for 17 Woodbury Lane



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

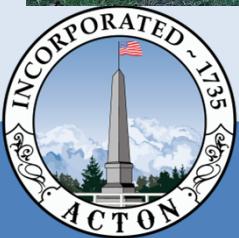


The 17 Woodbury Lane house and its potential rehabilitation has been studied numerous times over the past several years.



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:

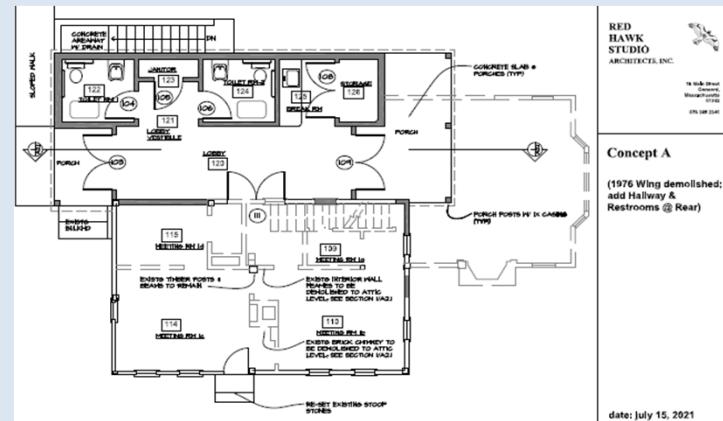
Funding Source	Funding Remaining
Federal budget earmark	750,000
American Rescue Plan Act Funds	400,000
Total	\$1,150,000



Previous Concept

Previous drawings for the rehabilitation and reuse were prepared after extensive community engagement, including public forums.

Previous “Option A”



“Option A” was selected as the preferred approach for moving forward. The new proposed plan builds on that work, with changes to reduce the cost and focus on the core goals of the reuse.



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



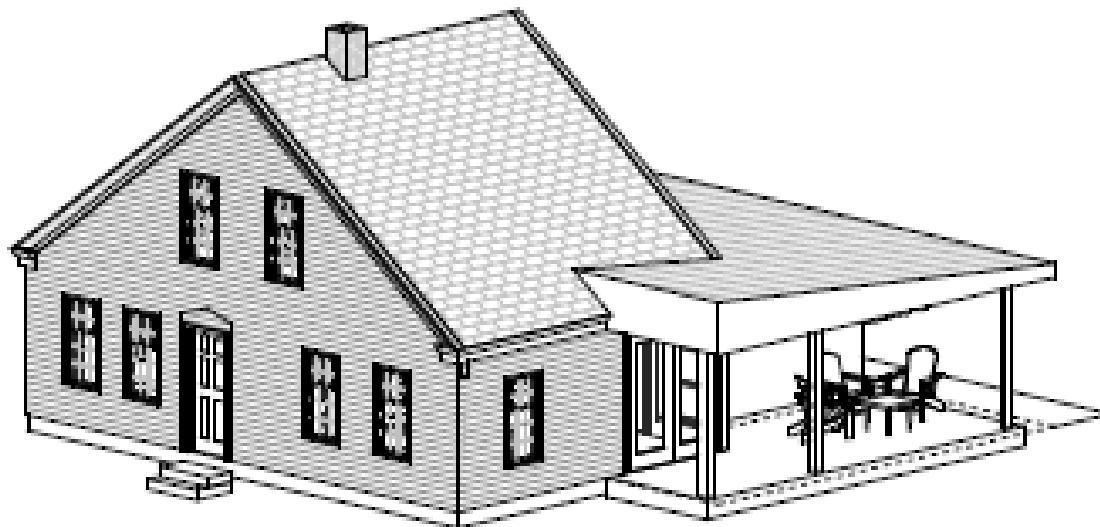
WOODBURY LANE

Proposed Concept for 17 Woodbury Lane Reuse

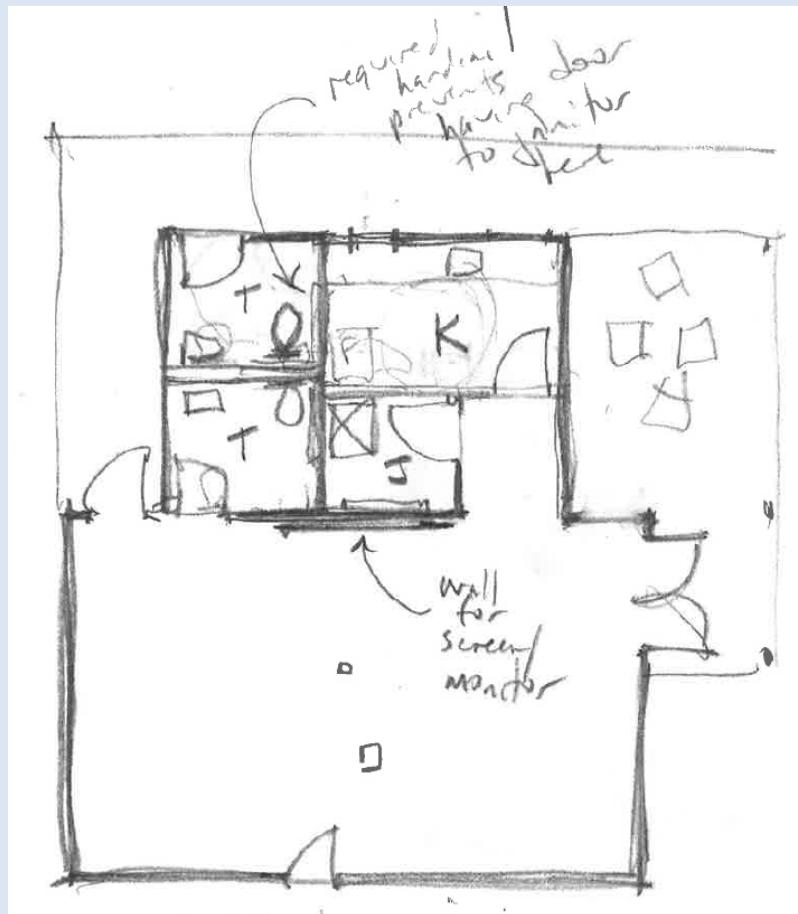


Reuse Concept Features

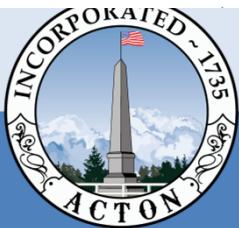
- Seasonal building (not insulated)
- Slab-on-grade addition
- Basement of original structure filled in
- Porch that connects indoor/outdoor space
- Roof design for addition still in progress



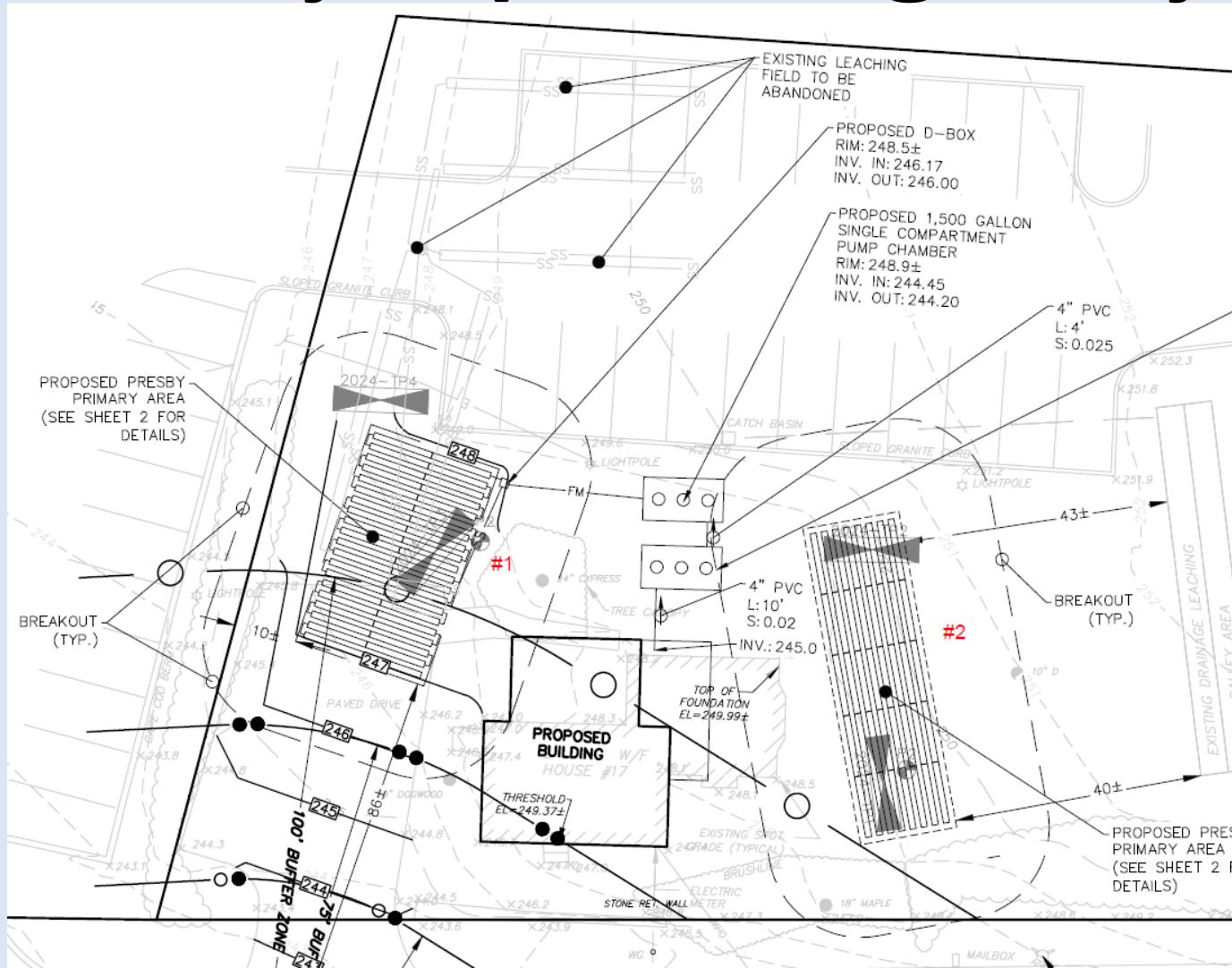
Reuse Concept Features:



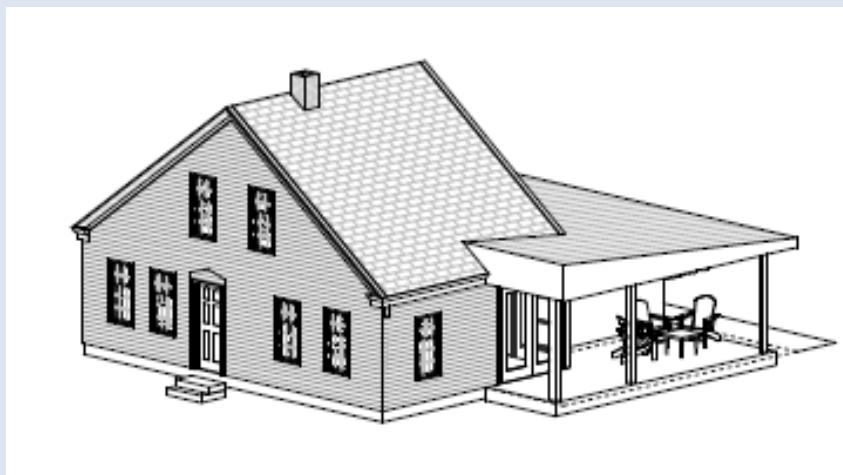
- Modest kitchenette for indoor/outdoor functions
- Bathroom access for interior and exterior
- Direct entry to multi purpose space
- Non-fixed chair seating ~ 65 occupants
- Tables and chairs ~30 occupants



Preliminary Septic Siting Analysis



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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?

