

**Van Gyzen Hall Study Committee Meeting**  
Thursday, October 29, 2015  
Dighton Town Hall, 979 Somerset Avenue, Dighton, MA 02715

Starting time: 6:01pm  
Ending time: 7:32pm  
Total meeting time: 92 minutes

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The Van Gyzen Hall Study Committee met to continue the discussion regarding the future of Van Gyzen Hall. The Committee read the resignation letter of Ms. Myrna Santos. We acknowledged her dedication to the Committee, to Van Gyzen Hall, and to Dighton and its residents.

The Committee acknowledged Mr. Torres of F.J. Torres Real Estate, an expert, regarding his appraisal of Van Gyzen Hall. He said it was hard to appraise the building. He stated he found similar properties, such as St. Peter's Hall, with an asking price of \$239,000. He said the property is not well situated to run a business because it is in a residential area; he added that it is also not that large or attractive to potential buyers as a commercial property. He suggested that it would be low on the list of properties for sale in town because the other properties are much more viable than Van Gyzen Hall. He remarked that it would likely take a year or longer to sell it even at \$130-140,000. He concluded that it does not make sense to sell the property; it makes sense to use the property as a residential lot, where it would be much more attractive and valuable than a commercial property. He finished by saying the property would only garner around \$100,000 if sold quickly.

The Committee asked Mr. Torres if was possible to use Van Gyzen Hall as dead storage. Mr. Aguiar responded by saying this alternative would create zoning issues among other problems.

The Committee discussed demolition of the building, since selling it appears as if it will be a drawn out process. Mr. Torres remarks that the property will be much more marketable, but that the ledge could be a potential problem. Mr. Torres suggested that there could be an auction to sell the building. The Committee discussed the cons, which included zoning approvals that could make people reluctant to buy the property.

The Committee discussed demolishing Van Gyzen Hall and buying the property at 207 Main Street. The Committee discussed the feasibility of spending \$180,000 on Van Gyzen Hall when we could buy 207 Main Street for \$200,000 and it is in much better condition. Furthermore, it already contains a meeting room (potentially for our Veteran's Agent) as well as additional offices (6-8 total). The only con was that the Committee does not know whether or not the property will still be available 6 months from now until the Annual Town Meeting in June.

The Committee discussed going out to bid. Since it is impossible to predict what we will find, we decided it was best not to do a "scope of work". Two bids would be needed at minimum, but three would be ideal. It would cost \$50,000 to demolish Van Gyzen Hall.

The Committee discussed the Grange Hall option. It was determined that the property would need a fire system and code-compliant bathrooms.

In regards to making space at Town Hall, the Committee determined that the Selectmen do not need much space. The possibility of Mr. Hirschy and Mr. Aguiar switching offices was probed. The Committee was reminded that the Town Clerk and the Town Collector should have separate offices. The Committee stated that it believes there is adequate space in Town Hall.

The Committee decided to draft a letter and to agree to the contents of a recommendation. The Committee pondered the creation of a new study committee to explore renovating Town Hall, and the possible inclusion of an architect.

The Committee decided it would hold its next meeting on Thursday, November 5, 2015 and a public hearing/forum on Thursday, November 19, 2015.