

## EMERSON FIELDS WORK TO DATE

### CONDENSED VERSION 15-FEB-2019

**2014 – 2016:** CCoT explored the possibility of developing the fields into a farm. A feasibility study indicated that substantial investment would be needed, and that significant volunteer hours plus continuous financial support decreased the suitability of any farm-related project.

**2016:** CCoT explored the idea of providing daycare for elderly people in Fellowship Hall. Substantial capital investment was required.

**Fall 2017:** CCoT learned that Benchmark Senior Living may be interested in the property to build an assisted-living facility.

**January 2018:** CCoT formed a committee to explore options for the field.

**February 2018:** CCoT received a proposal for a solar array. This would yield approximately \$16K annually.

**March 2018:** CCoT reviewed proposals from multiple consulting firms and agreed to engage Beals Associates.

**June 2018:** CCoT reviewed options, including several types of residential subdivisions, expanding the downtown retail district, an assisted living facility, a 40B affordable housing proposal, and a solar field array. The committee concluded that, given town politics, developing an assisted living facility or a 40B residential development would have the best chance of being successful.

**June-July 2018:** CCoT solicited proposals from two real estate appraisers.

**August 2018:** CCoT engaged real estate appraiser Greg Story.

**September 2018:** CCoT met with Greg Story, where he addressed several questions regarding a possible 40B option. CCoT agreed to press on with Greg's services for both an assisted living and a 40B residential option. A sub-group of the Committee met with a camp consultant to discuss the idea of creating a summer camp on the property.

**October 2018:** CCoT learned that we would need about \$100K to start up a camp, and we should not expect a quick return on investment.

**November 2018:** CCoT received a detailed report from Greg Story, with several comparator assisted-living and 40B options in nearby towns and their associated selling prices for the parcels of land.

**December 2018:** First informational session for the CCoT congregation was held.

**January 2019:** CCoT had a conversation Essex County Greenbelt Association. The field is not a priority for them. Additional informational sessions are held for the CCoT congregation. At its annual meeting, the CCoT congregation voted to proceed with negotiations for an assisted-living facility.