

NORWALK ASSOCIATION OF SILVERMINE HOMEOWNERS (NASH)

Meeting minutes for June 20, 2011

Respectfully submitted by Eric Nelson.

The meeting took place at 100 Comstock Hill Ave, the home of Lee Levey.

Board members in attendance: Heather Dunn, Leigh Finley, Leigh Grant, Lee Levey, Alex Modica, Eric Nelson & Sue Palinkos

Absent: John Kahler, Linda Lee, Christine Names

Other Attendees: Candice Schafer, Bill Kraus

The meeting was called to order by Lee Levey @ 7:40 pm.

Silvermine Tavern Presentation: Bill Krause spent approximately 60 minutes presenting his ideas on developing the Silvermine Tavern property as an artist residency program & studio space for local artists. How this might work was outlined as follows:

Tavern would be used as a residence for artists. The artists would be chosen through a juried process and would stay 4 to 6 weeks at a time.

- ✍ This program would be modeled on the MacDowell colony and the Vermont Studio center.
- ✍ Silvermine is an ideal location due to it's proximity to New York City.
- ✍ Residency program would allow multi-disciplinary synergy between artists
- ✍ Tavern would continue to have a restaurant
- ✍ Funding would be from rents of studio space & donations
- ✍ Silvermine store would be used to provide up to 12 individual studio spaces
- ✍ Estimated cost of project between acquisition and improvements: \$5.6MM
- ✍ Other income to fund ongoing costs might come from building additional rental studio space in what is now the Tavern parking lot.

The various board members and guests had several questions:

- ✍ Leigh Grant asked how the program would be structured; in particular, who would run it and if there would be live-in staff. Bills answered that it would be run as a nonprofit with an oversight board, Executive Director and 2or 3 staff members.

- ✍ Candace Schafer asked how the capital expenditures for property improvement would be taken care of. Bill answered that it would be funded 100% through donations & fundraising. There is also the possibility to utilize a CT state historical property tax credit.
- ✍ Alex Modica asked how Artists for the program would be selected: Bill answered that it would be through a juried process.
- ✍ Candace Schafer asked how the Silvermine Guild of Artists felt about this proposal. Bill answered that the response was mixed. There is the aspect of increased competition for funds but the guild is interested in the artist in residence concept
- ✍ Leigh Grant asked about the possible configuration of the studio spaces. Bill answered that the spaces would average roughly 200 sq ft per studio and most would be in the space previously used as the Silvermine store.
- ✍ Some general comments were also made regarding the possibility of more collaboration with the Silvermine Guild, and the anticipated time frame for the development

At this point Bill left & the Board discussed what had been presented. In general, the board was supportive of the concept and are looking forward to seeing more concrete plans as the project develops

Approval of Minutes: No minutes from prior meetings were available for approval.

CNNA: Heather Dunn reported: The city is putting together a neglected property list. This involves input and co-ordinated action between planning & zoning and the police & fire departments. Purpose is to identify neglected properties and remediate their issues before they present a public hazard.

Historic District: Leigh Grant had nothing new to report.

Conservation & Zoning Regs Committee: The group arranging a mutually convenient time to carpool to the various previous conservation developments.

501(c) (3): Lee Levey reported. The application is currently under review.

Committees: Discussion tabled a full Board meeting

283 Silvermine Ave-Silvermine Homes: Project has been approved by the Conservation Commission

New Business: Lee Levey reported that he had attended a conference on high pressure gas pipelines. Silvermine currently has such a pipeline passing through the neighborhood. Information obtained at the conference indicated that such pipelines are heavily inspected and have a great safety record.

Old Business: None.

Meeting was adjourned at 9:28