

**From:** Elizabeth Mulholland

**Date:** April 23, 2024 at 5:03:45 PM EDT

**Subject:** 116 Boston Street

I have read the information from the attorney regarding the conditions of the special permit — an architectural preservation restriction and a conservation/development restriction. The property is already on the Significant Structures list, so therefore changes to the two buildings would come under the Historic Commission's Demolition Delay Bylaw, just the same as all the other properties on this list. It appears they are "offering" to abide by the regulations and bylaws that are already in place and must abide by anyway.

It has been my understanding based on the correspondence and conversations with the current owner over the years, that those restrictions were something that they agreed to do, wanted to do and would do, but that to do so at the outset would have altered bank financing. I also recall a follow up email from Roberta Knight to the owner requesting a status update on the restrictions and the owner asked for more time in order to get the business to a place of financial stability and had just spent a large sum getting a sprinkler system installed into the barn. More recently, I was told that the property sale price and financing was based on its use and value as a conference and event center, which I assume is higher than its value as a single family property. So I am not clear of the financial downside in placing those restrictions on the property in its current/continued use as a conference and event center. Perhaps the permit transfer conditions could now require those restrictions be included in the deed so that a future sale would be contingent upon them being fulfilled, regardless whether the property continued as a conference and event center or as a single family dwelling?

Thank you,

Elizabeth Mulholland, Chair  
Topsfield Historic Commission