

June 30, 2015

Present was James Lehan, Jeffrey Palumbo, Scott Bugbee, and Marian Harrington, Executive Assistant. Jack Hathaway, Town Administrator was not in attendance.

The meeting was held in Room 124, Town Hall. Jim Lehan opened the meeting at 7 p.m. Jim announced that the meeting was video and audio taped. Jim read the agenda contents.

ZONING WORKING COMMITTEE – SOUTHWOOD UPDATE

Present was Ray Goff, Town Planner; Bob Bullock; Peter Diamond; Walter Byron; John Weddleton; Erin Hunt; and Joyce Terrio.

Ray said he had forwarded a copy of the development plan to the Board. He said there are points that he wanted to go over with the Board. He said the first point is water. George Valone is looking into water sources. He has reached an agreement with the Town to supply water.

The second point is the hazardous waste cleanup. George is responsible for cleaning up the property. Disposal of sewage. He thinks the site will be adequate to do that. He also agreed to do an analysis of the stormwater.

Scott asked how you determine a high end luxury apt. It was explained that it is how it is built – granite countertops, etc.that makes it high end.

Ray said there is affordable housing. George agreed to 120 units of affordable housing.

Ray said there are a few smaller issues. Important, but small. Recreation area, and money in there for additional police – 2 officers; two fire personnel and an ambulance. Health club meeting rooms – more in line with the townhouses. Fiscal impact analysis that the Town has gone over and tweaked numerous times. Very few children that would come out of this development, so school impact is low.

Ray said he feels that the Agreement is in place and we are ready to hand this off to the Board of Selectmen. He would like to see the Board pick up this Agreement and move forward with it.

Jim would like to see the committee meet one more time – possibly next week. We have a September 3rd deadline to get this on the warrant for the fall town meeting.

Walter said when they hand it off to the Board, keep the committee informed as to what has been done. He thinks George has agreed to all of this. He thinks they are in agreement with George. Jim said he and Ray had a phone call yesterday that went well, and it will be reviewed by Town Counsel and George's attorney.

Joyce echoed Walter's sentiments. There are still concerns they have, maybe not with the agreement, but with the development. There was a ratification of the committee that Ray and the Board work with George. It is not a done deal. Still has to go to town meeting, and then to the town for permits. She feels it is a really good compromise. She will come in and meet, but thought we were done with this.

Erin said a comment about the town approving the agreement. Jim said the town doesn't, we approve the zoning changes. Mentioned 40B being built around us, and there is a need. The town has a very strong bargaining tool and should remember the 40B when we negotiate. Erin feels we are leaving something on the table. Only 26 units being presented for this project which are affordable. Erin said if you take 500 being built, that would be 55. But we are only building 26. We are not providing the 10% of the project. It seems this could be do-able.

Peter presented the Board with a statement, which he read publicly. The Statement is attached as part of these minutes. The Board told Peter this was a great Statement and it covered everything.

Jeff questioned bonding. He did not feel this was correct. Jim said it isn't, but this is a jurisdiction of the Planning Board. We have no say. There are topics that will come out if it that is the permitting boards pervue

Jim agrees with Peter as far as the Affordable Housing. Jim is a member of the MHT and is concerned. We need the credit but we also need actual places for people to go.

Erin said he thought of phasing and occupancy and building permits, but George said that there may be an issue with the retail. George made a comment if we don't have a good buildout, he may not do retail and or office buildings. Walter agreed that we need to have something definite from George. He would be willing to discuss some type of berm between the property and neighborhood on Everett Street.

Mark Clorise, 22 Everett Street is an abutter. He disagreed. He isn't sure where they are going to build this, but they dug about 50 feet over from the railroad

beds. They are right up on there. Bikram Singh who is his neighbor said he can see the hospital. They need to put a berm. Would be interested in the water. Jim asked if we offered town water to all those residents that abut it, would that help. Mark said possibly. He and Bikram are 650' in, and the development would be right in their face. They would rather have a treatment plant.

John Weddleton told Mark the testholes are probably for drainage and not sewage. He said sewage would have to go through the Board of Health. Things you are mentioning need to be put before the permitting boards and they will iron out the details. John said sometimes you have to be careful what you ask for, because he could say no and walk away.

Ray said this is only step one of the project. This is only the development agreement and we should be comfortable in taking it to town meeting.

Jim did a recap. Town counsel will be reviewing. There will be discussion over the number of affordables. Peter wants everything taken out, but the committee doesn't agree with him. Jim suggested putting something into the agreement in terms of working with the neighbors to work something out. Jeff said mitigation with the berm and others would be Planning Board. Retail is last.

Peter mentioned looping for the water. We will talk with Bob McGhee.

Jim committed that whatever we agree to with George, we will come back to the committee. There does not seem to be any need for another meeting.

A meeting with the Pondville residents is at the Library Meeting Room on July 20th at 7 p.m.

Jim thanked the committee for all their hard work and efforts.

TOWN ADMINISTRATOR REPORT

Action Items

Scott Bugbee moved to approve the SERSG DPW Supplies per the attached document, for a period of twelve (12) months, commencing July 1, 2015. Jeff Palumbo seconded, and it was **so voted**.

Appointments

Scott Bugbee moved to reappoint John Weddleton to the Conservation Commission, term to expire June 30, 2018. Jeff Palumbo seconded, and it was **so voted**.

Scott Bugbee moved to appoint Donald Hanssen, member of the Zoning Board of Appeals, term to expire June 30, 2020. Jeff Palumbo seconded, and it was **so voted**.

Scott Bugbee moved to appoint Jeffrey Chalmers, associate member of the Zoning Board of Appeals, term to expire June 30, 2016. Jeff Palumbo seconded, and it was **so voted**.

Discussion Items

Board Goals. The Board will review these at the next meeting.

Lake Street Letter. The Board approved the letter, but will wait to discuss it with Jack and Bob McGhee who are both away this week.

The Board said great job Julie for the update of receipts through June 30th! Great work to department heads and Jack for job well done with the budgets and finances for year-end.

At 8:25 p.m., Jeff Palumbo moved to adjourn the meeting. Scott Bugbee seconded, and it was **so voted**.

This is a true and accurate report of the Selectmen's Meeting of June 30, 2015.

Scott Bugbee, Clerk