



Selectmen's Meeting Minutes
Town Hall – Room 201
Monday, June 22, 2015, 7:00 pm

Present: Chair Bill Cranshaw, Selectmen Jason Kreil, Selectmen David Gavin, Selectmen Chris DiSilva, Selectmen Tim Egan, Town Administrator Kevin Sweet and Town Planner Bill Nemser.

This public meeting was recorded.

129 Parker Street Next Steps and Revised Plan from March 2015:

This was a special meeting of the Board of Selectmen, to continue discussions on the development of the property at 129 Parker Street.

Bob Dipietri of Capital Properties Group and attorney Angelo Catanzaro presented two new proposals for the on-site housing. These proposals were developed by the proposed residential developer and the property owner in response to feedback received at the Board meeting on June 17th.

1. 180 units and 262 bedrooms; consisting of 98 one-bedroom units, including 20 affordable units, and 82 two-bedroom units
2. 175 units and 255 bedrooms; consisting of 95 one-bedroom units, including 17 affordable units, and 80 two-bedroom units.

The proposal in March included 200 units and 327 bedrooms, of which 25% were affordable units. Mr. Catanzaro noted that the new proposals are not significantly different than the 180 units and 256 bedrooms (the March proposal without any three-bedroom units) discussed at the June 17th meeting, but that the change of having the affordable units as one-bedrooms could minimize financial impacts to the Town.

In response to questions from Board members, they reported that:

- The residential property, and all the other property, would be done as commercial condominiums. For example, a residential developer would own and manage the residential rental property, and a different developer would own and manage the independent living facility. Capital Properties Group would have on-site management and would be responsible for common areas throughout the property.
- They did not know if there would be any on-site management for the residential units. Mr. Dipietri noted that typically there is a manager living in one of the units.
- The 1-bedroom units would be approximately 800 sf, and the two-bedroom units would range from 1,000 to 1,200 sf.

- They did not know if any would have dens. Mr. Dipietri noted that dens typically are about 8' by 8'.

There was discussion of the affordable units. Sel. Cranshaw was open to consideration of the units being provided off-site or there being an in-lieu payment to the Town's affordable housing fund. Sel. DiSilva thought it best that the affordable units be providing on site. Decision regarding the affordable units was deferred until the Town's Special Counsel could provide some recommendations regarding what an appropriate in-lieu payment might be.

Sel. Gavin and Sel. Egan expressed disappointment that the proposed number of units and bedrooms was not lower than the figures discussed at the June 17th meeting. Sel. Cranshaw noted that the 175/255 proposal was lower regarding market-rate units -- 158 market-rate units providing 238 bedrooms. Mr. Catanzaro noted that the current Memorandum of Agreement does not mandate any affordable units. The current regulations allow a maximum of 100 dwelling units and 200 bedrooms.

Sel. Cranshaw offered a motion that the Board support the proposal for 175 units and 255 bedrooms, contingent on the issue of the location of the affordable housing units being determined at a subsequent meeting. If the affordable units were not provided on-site then the number of units and bedrooms would be reduced accordingly.

Sel. Cranshaw made a motion that the Board support changes to the NBOD zoning regulations and to the Memorandum of Agreement for 129 Parker Street to allow a maximum of 175 dwelling units and a maximum of 255 bedrooms, exclusive of senior independent living facilities, and including 17 affordable units. Second by Sel. Kreil. Vote 5-0, motion passed.

There was some discussion about potential changes needed in the NBOD regulations and the Memorandum of Agreement to accommodate the project. Mr. Dipietri and Mr. Catanzaro don't expect many changes would be needed for the NBOD regulations. It was noted that some payments on the MoA have already been made, and at least one sidewalk project proposed in the MoA is currently being completed by the Town. Most of the MoA items will need to be updated for cost and design elements. Mr. Dipietri indicated that the traffic study would be updated to reflect the new proposal. Sel. Cranshaw noted the Town's interest in signaling the Route 27/Concord Street intersection, and in complete streets accommodation for pedestrians and bicyclists.

Mr. Catanzaro suggested a possible special town meeting in the fall. Regarding schedule, it was noted that, per earlier BOS project timeline, no town meeting would be called until all deliverables are complete and the potential zoning bylaw amendments, concept plan and development agreement are finalized.

Mr. Dipietri discussed some of the potential tenants. The supermarket would be a "Market 32" branding by Price Chopper. It would be similar to the one now being constructed in Sutton.

Action items include:

- K. Sweet will arrange for BOS members to talk with Town's Special Counsel

- B. Nemser will review with Capital Group and with Special Counsel potential NBOD changes necessary to accommodate developer's proposal, and provide findings to BOS at upcoming meeting.
- K. Sweet will coordinate schedule for next meeting

Sel Cranshaw made a motion to adjourn. Second by Sel. Kreil. Vote 5-0. Meeting adjourned at 8:25 p.m.

Documents and Exhibits:

- None

Approved: _____

Date: _____



Jason Kreil, Clerk