

JBOS Joint Boards of Selectmen of the Towns of Ayer, Harvard, Shirley and the Community of Devens

November 17, 2011 Meeting Minutes
33 Andrews Parkway, Devens, MA

Chairman Jim Fay ~ Vice Chairman Ron Ricci

* This meeting was recorded by APAC.

JBOS Members in Attendance. Rick Bernklow (D), Tom Kinch (D), Phil Crosby (D), Jim Fay (A), Ron Ricci (H) and Gary Luca (A)

Also Attended: Montachusett Regional Planning Commission Executive Director Glenn Eaton and Shirley Planning Board associate member John Rounds.

Call to Order. Chairman Fay called the November 17 JBOS Meeting to order at 7:36 PM

Approve the November 17, 2011 Agenda. Motion to approve by Mr Kinch. Second by Mr Crosby. The Agenda was **approved** as presented.

Approve the October 27, 2011 Minutes. Motion to approve by Mr Kinch. Second by Vice Chairman Ricci. All in favor. The Minutes were **approved** as presented.

Guest: Montachusett Regional Planning Commission Executive Director Glenn Eaton presented a summary of the Shirley Village Growth Distract Planning Project. The planning work was performed by MRPC under District Local Technical Assistance grant funding in 2010 and 2011. Mr Eaton distributed a **handout** and then read aloud. Pages 1-2 summarize the 2010 public input process and the 2011 analysis of redevelopment scenarios. A marketing analysis with fiscal impacts was funded by MassDevelopment and performed by Larry Crainor, RKG Associates. Retail, office and rental housing elements could be developed. If there is local agreement, a Super Town Meeting for zoning change could be requested in the future. The potential next scope of activities for 2012 is outlined on page 3. Pages 4-16 summarize the new Community Innovation Challenge grant and application process.

Mr Kinch asked for clarification that the land was essentially in the quadrant of municipal uses, eg. olice Department, Middle School, Town Hall and ball fields. Mr Eaton agreed and said that the area covers less than one hundred acres. A map is available. The Fiscal Impact Analysis will be available next week.

Mr Kinch asked if the jurisdiction is under Devens Regional Enterprise Zone. Mr Eaton said yes. Mr Kinch asked who owned the land. Mr Eaton said that the Town of Shirley owns about a third of the land.

Shirley Planning Board associate member John Rounds asked to speak. Mr Rounds said that this issue has been going on since before the 2006 Disposition effort. There is no confusion in the Town of Shirley about where the jurisdiction is or the ownership of the land. Mr Kinch asked if the Town of Shirley needs to acquire the land in order to build. Mr Rounds said no, the Town of Shirley will cooperate with MassDevelopment regarding the shape of the area. Shirley

would like to have input on development that affects the village character. The ideas now are lower, smaller and less grand than they were five years ago.

Mr Eaton summed up his presentation, saying that, relative to page three of the handout, MRPC will send an RFP. Ayer, Harvard and Shirley are invited to ask for help, within the context of the page 3 bullet points. The CIC grant program is intended to foster efficiencies across municipal boundaries, in the form of shared services and goods, such as regional town planning or regional grant writing services. There will be a seminar.

Selectman Maxant asked if MRPC has staff that is educated in urban planning services. Mr Eaton said that he has two full-time planners and one part-time planner. Regional planning is offered cafeteria-style.

Mr Crosby asked for more detail on the AKG estimate that 50-100 rental housing units could be developed (page one, paragraph c. of the Shirley Growth Plan handout). Mr Eaton said that his feeling is that there is no market for residential sales, but there is a huge rental market.

Chairman Fay extended an invitation to the Shirley Selectmen to attend the December 15 JBOS meeting for further discussion.

Agreement: Review of MOU to Formalize JBOS Representation. The Ayer BOS has selected Selectman Maxant as their primary representative to the JBOS and Selectman Fay as their alternate. The Harvard BOS selected Selectman Ricci as their primary and Selectman Warren as their alternate. Devens Committee selected Mr Kinch as their primary and Mr Crosby as alternate. Shirley has not yet offered a representative/alternate. George Ramirez will represent MassDevelopment; he will announce his alternate before the December 15 meeting.

Vice Chairman Ricci (the author of the MOU) noted that space will remain open for Shirley to send a representative. Regular meetings of the smaller JBOS will continue to be scheduled for the fourth Thursday of every month. Meetings of the whole board will be need-based, eg. sometimes not for awhile and sometimes two in a row. Chairman Fay added that a quorum will be three members, consistent with Robert's Rules of Order.

Vice Chairman Ricci will add a few clarifications to the MOU. Chairman Fay asked that the JBOS review and approve the MOU.

Election of Chairman and Vice Chairman. Tabled until December 15.

Vicksburg Square Collaboration. Mr Crosby said that the Trinity Public Hearing in Ayer was a good meeting; people asked their questions and got answers. Chairman Fay added that there were new problem-solving ideas, eg. shuttle service. Mr Crosby said that the free market will solve problems. The proposed affordable housing incomes are \$30-50,000; residents will not be destitute, so they can afford cars and other solutions.

Cable Collaboration. The new A/V equipment is now in use. Shirley (SPAC) is taping evening DEC meetings and (Harvard) HCTV is taping morning DEC meetings. Kate is duplicating and mailing the DEC discs to APAC, HCTV and SPAC. Ayer (APAC) is taping JBOS meetings, using the old equipment until Mr Swope gets time to train on the new equipment. Access to the A/V closet is still an issue. MassDevelopment would like to replace the A/V closet key lock with a keypad. It is unclear if JBOS will have the code or when the keypad will be installed. When George Ramirez or his alternate attend the JBOS meetings, they can open the closet.

The JBOS administrative assistant requested up to \$75 from the JBOS fund for the purpose of recording and sharing JBOS meetings. This amount allows about a one year supply: \$20 for 50 dvds, plus \$20 for 50 mailers and \$35 postage. Meetings will be recorded by Ayer (APAC) (using the new shared A/V equipment), duplicated by Liz (using the DEC

duplicator, for now) and mailed to Shirley (SPAC) Public Access and Harvard (HCTV). Motion to approve by Selectman Luca. Second by Mr Bernklow. All in favor. The funding of up to \$75 for the purpose of recording and sharing JBOS meetings was **approved**.

Selectman's Questions. Mr Crosby observed that the Shirley Growth Plan is a model for action, an instance of a town trying to have impact on what MassDevelopment does with Devens. Mr Crosby asked why Ayer and Harvard do not do the same. Selectman Maxant responded that, in the case of Shirley, the river is a natural boundary. Not so for Harvard and Ayer, we don't want to go behind our own backs.

Mr Kinch said that Shirley is taking the bull by the horns. This is an opportunity for Shirley to meet the needs of the Town of Shirley. They can develop retail, industry and residential. From the Devens point of view, I applaud. Except that, if everyone annexed property from the DREZ, Disposition would be over. Mr Eaton took exception to the word "annex," saying that the Shirley Growth Plan is planning for future land use. Mr Bernklow referred to page two of the handout and agreed that it is "land use" because the land is so close to the center of town.

Public comment: Mary Arata asked if the Mullin Model (page one of the handout) could be used for Vicksburg Square. Mr Eaton said that he thought it could.

Motion to adjourn. Motion by Mr Crosby. Second by Selectman Luca. All in favor. **Meeting adjourned: 8:40 PM.**

Next meeting. Chairman Fay iterated that the **December 15** meeting will be a meeting of the whole JBOS.

Documents.

JBOS Agenda of November 17, 2011

JBOS Minutes of October 27, 2011.

JBOS MOU (draft)

Montachusett Regional Planning Commission Report: Shirley Village Growth District Planning Project. DLTA 2010 and 2011. (16 pages)

Minutes taken by Liz Garner_____

Website: www.jbos.info **E-mail:** jbos.info@gmail.com