

September 10, 2014

Members Present: Leighton Price, Alan Zanotti, Richard Knox, Dick Quintal, Chris Pratt & Phil Chandler

Members Absent: Charlie Bletzer

6:30 pm Meeting Called to Order & Public Comment: There was no public comment.

Approval of Public Session Board Minutes:

August 27, 2014

Mr. Knox motions and Mr. Chandler seconds to approve the meeting minutes.

**Passed | 4-0-1
*Ms. Pratt abstains.***

6:33 pm Financial Matters

Invoices:

There is an invoice from Susan Connolly for a portion of August in the amount of \$175.00 and a portion of September in the amount of \$245.00 for a total of \$420.00.

Mr. Knox motions and Mr. Zanotti seconds to approve payment of this invoice.

Passed | 5-0-0

There is an invoice from Lisa Santos for her services to resolve a discrepancy with an invoice from Attorney Marzelli (Attorney Marzelli issued a credit of \$665.00.)

Mr. Knox motions and Mr. Zanotti seconds to approve payment of this invoice.

Passed | 5-0-0

Audit: The audit is scheduled for next Tuesday, September 16th and Leo Scappini has quoted \$7,000 to perform the audit. Chris Pratt and Susan Connolly will be in the office during the audit to answer any questions.

Professional Services

Legal Services: The Board discussed the replies received and would like 2 firms to attend the next meeting to introduce themselves and answer any questions that the Board may have. The PGDC files at Attorney Marzelli office are ready to be pickup.

Next Meeting: If necessary, the next meeting will be on October 1st and then October 15th.

6:45 pm *Mr. Quintal arrived.*

Zoning Hearing: Ms. Pratt attended a Zoning Board of Appeals meeting regarding the Ellis Curtain Factory parking spaces. The Building and Zoning departments use a formula for Commercial Development that applies a grandfathering formula that creates virtual parking spaces. The Board agreed that this formula is outdated and thinks it needs to be changed.

Mr. Burke and Mr. Zanotti will meet with Mr. Hartmann to discuss purchasing the Salvation Army Building.

7:15 pm

Ms. Pratt departed.

Park Plymouth Operations

August Citations/Permit Sales: Mr. Burke announced that August citations issued are up and that 230 limited permits (11% of total permits) have been issued to incentivize people to use lots that have less demand. He also discussed that there may be a need to make some minor changes to the 2015 permit parking pricing structure.

Special Events

Barktoberfest: This event is scheduled for October 4th and Mr. Burke stated that last year's event created parking problems. The Chamber has requested use of the free lots for vendor parking. Linda Vaiverins will be assigned to Nelson Park and the adjacent lots for the entire day. There will be "full lot" signage to direct attendees to other lots. Amy Naples has volunteers to assist in directing traffic. Preventive measures and active management is what is necessary to have this event be successful on the parking aspect. Mr. Chandler suggested that consideration be given to moving this event to a location that can accommodate the larger crowd.

Middle Street Lot Dumpsters: The Town received an anonymous complaint about the overflowing dumpsters in this lot. Mr. Burke and Mr. Chandler met with Michael Galla, Assistant Town Manager, to try to work out a solution for this issue that does not affect parking. Mr. Chandler has spoken with Main Street and Percy's to see if they can consolidate into one dumpster and have more frequent pickups. The cardboard dumpster is paid for by Percy's and is picked up once a month for \$35.00. To increase the cardboard pickup to twice a month it would be an additional \$15.00 (\$50.00) and lock the dumpster so they are for Percy's and Main Street's use only.

The dumpsters are on town property and on a pad the size of the dumpster itself. A permit from the Town seems appropriate for these dumpsters and it should include verbiage that indicates that they should be kept maintained in a clean and neat manner. The spaces in front of the dumpster are 20 minute parking and Mr. Burke recommended that we change these spaces to no parking and fence in the area so cars do not block trucks emptying the dumpsters. When the lot is restriped and reconfigured the spaces can be replaced. Whether the dumpsters need to be fenced in is up to the Town.

Appeal Officer Request: Mr. Solitro is unable to continue to hold hearings during the week and he would like to hold them on Saturday thru the remainder of the year. The Board discussed this issue and has concerns as to where these hearing would be held since Town Hall is closed on Saturday. Mr. Quintal will contact Chief Botieri and ask if the police station can be used for hearings on Saturday. Most of Mr. Solitro's appeals continue to be online.

IT Service Decision: Mr. Burke and Mr. Price have selected Plymco as the new IT provider. They are a startup company from Plymouth and charge \$89.99/hour for onsite service and \$59.99/hour for remote service and will be in the office next week to perform a comprehensive system assessment. They will be used on a trial basis for 3-4 months and no agreement will be signed.

FORMER MBTA LOT

Radisson Proposal /Shared Spaces: Mr. Burke said that the Radisson does not want to sell the shared parking spaces – they want an easement. Mr. Burke believes their proposal, as listed below, is reasonable.

Bay 1 – Row 2 has 3 spaces that are jointly owned by the Hotel and PGDC – PGDC would have full use of them.

Bay 2 - Single Row of Angle Parking - the first 3 spots are the Radissons and the next 10 to 14 are jointly owned and after that point they are PGDCs – although the Radisson owns virtually all of the access aisle to drive to the spaces – Radisson would have full use of the first 13 spaces closest to the hotel and PGDC would control the remainder of the row (20 spaces) in this bay.

Attorney Brodsky must look at this agreement once written. There are questions on the easement – time based, restricted, lighting costs, plowing, etc.

Mr. Chandler brought up the question as to what is the urgency for us to enter into agreement at this time. The Radisson appears to want this issue cleared up before a potential buyer for the hotel steps forward. Mr. Burke will contact the Radisson on having this be a year-to-year agreement.

Pay Station Installation: Mr. Burke asked the Board for input on charging in this lot for the remaining parking season after the pay station is installed. The Board agreed that the pay station should be bagged until the next paid parking session. He also indicated that we should proceed with the driveway permit application from engineering to access the lot from Lothrop Street.

Free Water Street Lots

Follow-up Discussion Purchase/Lease: Mr. Burke spoke with Bob Bowen and he does not want to sell either lot but he sees no reason why Eastport Development would not re-lease both lots to PGDC next year.

Transportation and Visitors Center

Meeting with GATRA and Architects: Mr. Price and Mr. Burke had a meeting last week with GATRA and they are ready to move forward with their financial commitment for at least some of the design phase. The architect's proposal is for a full/complete design phase. GATRA has approximately \$400k, Town Parking Fund \$100k and PGDC \$300k which should bring the design portion of the project approximately half way. The Tiger Grant will not be announced for at least 2 more weeks.

Park Plymouth Organizational Matters

Updated Organizational Structure/Position: This topic will be discussed when there is a full Board present.

Next Meeting: The next Board Meeting will be held on October 1st if necessary – otherwise the next meeting will be held on October 15, 2014.

Harbor Committee: Mr. Chandler indicated that the Harbormaster will have a presentation prepared for the October 15th meeting.

Extension of Executive Session of 11/18/14 for up to 60 more days: The Board discussed if it was necessary to extend this deadline.

**Mr. Zanotti motions to authorize an extension to 12/31/14.
(No second to this motion.)**

9:10 pm

Mr. Knox motions and Mr. Quintal seconds to adjourn the meeting.

Passed | 5-0-0

Respectfully submitted by PGDC Secretary Mr. Alan Zanotti

Signed: _____ Date: _____
Alan P. Zanotti, Secretary

APPROVED | PGDC BOARD OF DIRECTORS PUBLIC SESSION MEETING MINUTES | September 10, 2014 | S. CONNOLLY

APPROVED