

Economic Development Committee  
August 8, 2013  
Meeting Minutes

Meeting was called to order at 7:12 pm. Present were members Stanizzi, Milburn, Potter and Willard

Note: Member Willard had not yet been re-sworn in and therefore attended but could not vote.

No public comment, no guests. The meeting was televised via Way-Cam.

Minutes of prior meeting (Aug 1, 2013) were accepted as amended, 3-0 with Willard abstaining for above reason.

The meeting was primarily held in advance of the Board of Selectmen meeting presentation next Monday Aug 12. Presentation is to respond to question of flipping the DPW and Rt 20 sites, and request guidance/closure on the issue.

Brief discussion on progress on the wireless district review was covered first. Engineering consultants have been located by Jim Grumbach and proposals are being requested, to complete a third-party review of the potentially affected Wireless District to verify it will remain viable. On the zoning language itself, changes will be reviewed at next meeting to clearly state that any River's Edge zoning would not supersede the Wireless District.

Regarding the costs, feasibility and suitability of the swapping of sites, i.e. moving River's Edge to River Road and DPW to Route 20: financial analysis of costs presents a very strong case that it would cost the town \$2,700,000 alone to move the DPW to the Route 20 site. (Chair Stanizzi attended most recent BPW meeting to review/confirm costs with them, and update figures)

In addition, the range of several housing scenarios for River Road outline significantly less value by moving the residential to River Road. Few of the River Road scenarios even appear feasible since 1) consistent feedback from developers is that they need the high visibility for rental, and none interviewed were willing to do rentals on River Road, and 2) they will not do condos or for-sale housing, due to environmental (methane) disclosure issues they must follow for homebuyers, on either River Road or Rt 20 site, so this limits the non-rental alternatives for River Road. But nonetheless the alternatives have been analyzed in similar detail, and data has been based on third party information whenever possible (Sudbury's townhouse 40B, other developer feedback, tax revenue analysis by Connery Associates). Clearly the analysis recommends keeping the residential on Rt 20.

EDC's summary of the costs to move DPW to Rt 20 reflect our discussions with DPW, BPW and PMBC, and now match BPW's summary, so EDC will drop that page from its summary, and focus solely on the residential comparison of River's Edge on River Road. (DPW is slated to present just prior to EDC so it was agreed that base will be properly be covered by them.)

The issue of the EDC "vision" for the River's Edge site has taken on increased urgency as it appears that DPW is making progress and may be ready for fall town meeting, so the question arises of what changes will be made to EDC's proposal for River's Edge. We have discussed changes that would allow a bidder such as JCHE to bid (100% age restriction, parking, etc), and zoning changes are to be reviewed at next

meeting. Member Potter continues to recommend that the age restriction be dropped to 25%, “owning” the possibility that our original 25% affordable and 66% age-restricted proposal may not be a concept comfortable for most developers, and may have a lower chance of success than anticipated. This would affect parking, traffic, density, height, 40B calculations and other factors. Notwithstanding, the committee continues to entertain and encourage developers to remain interested as the situation evolves.

The meeting was adjourned at 8:45 pm.

Submitted by N. Willard