

900 Worcester FRP Planning Committee

February 14, 2013

7:45 AM at Warren

Attending:

Jan Kaseta, David Perry, Deborah Carpenter, Dave Hickey, Suzy Littlefield, Jim Conlin, Meghan Jop, Andy Wrobel, Joan Gaughan, Barbara McMahon, Tim Barrett, Tom Harrington, Hans Larsen, and Marjorie Freiman (advisory).

Public Speak:

None

Minutes:

Motion: To accept minutes of Jan 31st by Tom H
Seconded: By Suzy L
Vote: All in favor

Finalized Master Site Plan (MSP) Cost Estimate:

Dave Hickey spoke to representatives from Gale. They felt that one area that might increase costs would be traffic studies. Dave suggested adding another \$15,000. Meghan Jop discussed the project with Kathy Mullaney (PBC) and she agreed with Dave that there may be additional traffic studies. An additional 20% was added for contingency given the uniqueness of this development approach and the many aspects of the site that were still unknown. If the contingency wasn't used it would not be spent and returned to the Town. The ask is \$225k.

Develop Motion(s) for ATM

There were three approaches discussed:

- ①. Don't ask for anymore money until the appeal and Due Diligence (DD) are complete.
- ②. Ask for the money for MSP and studies contingent upon the close of the sale
- ③. Delay MSP but request study money

Supporters of option ① feel that there are many unknowns until the appeal is resolved and the DD is complete that we should wait for these items to be complete and the currently allocated \$4.2M from STM article ③ to be used. This option would suggest a fall TM (or STM) could be called and would allow for a request at that time instead. In addition, CPC has some members who would prefer to not "encumber" more money before the appeal and DD are done. Conversely, others were concerned that a STM may not happen (and would not want to call one only for this article). In addition, there was concern about the other articles that might be reviewed at that STM and the potential spill-over impact on this project. A resident in the community questioned if money from article ② could be used for the MSP but Hans explained that the money approved in STM article ② could only be used for the purposes both in the motion and in the presentations that supported the motion by providing more details.

Supporters of option ② feel that there is momentum for the Committee and curiosity in the

community about the developments at 900 Worcester to merit pushing ahead with a request. Without a motion there would not be an opportunity to discuss the B of S parallel process work or the learnings to date. The arguments against the option were that we don't know what other costs might be uncovered in the DD process and that even if the appeal was resolved today it would be May / June before DD and discussions with the Church on the results of the DD were completed – and again a STM could be called if needed.

All were asked their thoughts and opinions. Many considerations, process questions, implications questions, and concerns were expressed. For most of the meeting a divide existed in the discussion for how best to proceed. Ultimately, a view that TMMs will want an update on 900 W and that without a motion none would be possible became an important observation. In addition, the ability to withdraw motions during ATM and before the article was discussed allowed flexibility and a chance to perhaps merge options ① and ② (or at least allow more time to pass for the appeal and DD to advance before making a final decision).

The group also observed that Don's absence left a very important voice (B of S) absent from this decision. For these reasons and more a motion was developed:

Motion: By Suzy Littlefield to create two Motions at Town Meeting: one for the Master Site Plan funds (\$225k) and one for the Programming Study funds (\$65k). Both motions would be contingent on closing the property.
Seconded: By Barbara McMahon
Vote: All in favor

It was also agreed that a report of the work performed to date and decisions and approach determined would be prepared. Andy was volunteered to develop the first draft – needed by Feb 28th. In addition an article should be prepared for the Townsman as an educational piece as well.

Aquatic Facility Study

Discussion was postponed due to lack of time.

Next Meeting:

Next meeting – **Thursday, March 7, 7:45 am, Room 008, Warren Building.**
Scheduled for this date so it can precede next CPC meeting 3/13.

Motion: To adjourn by Hans Larsen
Seconded: By Jim Conlin
Vote: All in favor

Meeting adjourned at 8:55 am.

Respectfully Submitted,

Andrew Wrobel

AW/jk/kb