



Meeting Minutes for April 20, 2022, at 6:00 PM,

The proceeding was held in person, in meeting room #4
This meeting is being videotaped and rebroadcast by Area 58 TV.

Attendees: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Patrick Meagher, Treasurer; Paul Kostas, Member

Also in attendance:

Absent: Johanna Leighton, Member

Meeting opened by Ms. Clarke at 6:02 PM

Review of Town Meeting Articles:

Ms. Clarke – We went 3 nights! Our articles all passed. We had a few little bumps during presentation night. Thanks to Savery for handling that situation so well. Mr. Moore – We passed almost all of them; Article 18 was put on permanent hold as it was relatively vague and not specific to what was needed for this project. The developer indicated that this article was not time sensitive and there are other avenues, including the ZBA or reformulating the article for next Town Meeting. The votes were fairly overwhelming. Ms. Clarke – They passed pretty quickly, with easily 2/3rd of the vote. There were no questions on traffic, as anticipated. Our presentation that we worked on to make a cohesive overview of all of the articles, ended up not being allowed by the moderator. Mr. Moore – The moderator did call for a vote to not allow a video.

Mr. Meagher – I was very happy with the way things turned out. However, I was disgusted with what I saw with some of the processes at the Town Meeting. There were a couple people there who were very vocal. They indicated that they were also supportive and were

going to vote for it but at the same time were the ring leaders in seeing that the RDA was suppressed in trying to put some information out. They contradicted themselves in the same sentence; they were going to suppress the RDA to provide valid information to the other 170 voters in the auditorium. I don't understand where they are coming from. I give high regard and compliment to both Sharon and Savery for being blindsided by all this and handling it. They gave us limited time to resolve it, there was quick thinking and it was all handled well. There was also some sense of questioning the integrity of the fire department, which was without cause, sense of reality. Anybody who questions our public safety chiefs and their departments comes from a point of ignorance. Our Chiefs are as good or better than any other Town around. It was a horrible show for these people to say these things and for them to suppress information. We are fortunate that it came out right.

Mr. Kostas – Notwithstanding, I felt fairly obvious concerns; we weren't really dealing with issues that were about the project/articles, they were more procedural. I think some people thought they should have been consulted more. This surprised me. I agree with Pat; the way that Sharon and Savery adapted was great. It felt like the people in the meeting seemed to appreciate the value of the project. We didn't get some of the questions/challenges that we thought we would get. I think this is due to the benefit to the project and the Town has good pulse on it.

Ms. Clarke – We feared people would come indicating that this was the first time they heard about this. We did not! We had minutes and videos and our Town presentations that were done in March. The other thing that concerns me is that there would be backlash that says, “when we were at Town Meeting, I didn't know what we were voting on.” A technicality prevented us from giving a comprehensive and concise presentation. We worked with Sean Clancy for two weeks. I had to cut my remarks down by 2/3rds. The “Yes/No” chart that Savery worked really hard on, might have been the selling point. We also had handouts. I agree with Pat, the Police, Fire and Safety took a few shots. They stayed calm but you could feel the strain. There was a moment that I didn't think the Chief(s) were going to be able to speak. Mr. Kostas – I was happy that someone asked them a question. Mr. Meagher – I was very close to speaking at the microphone but was also sitting with the Finance Committee. I could see the crowd and read the crowd. I saw it as it would be okay and decided not to say anything. Mr. Moore – As they were debating each of the articles, I could see the pendulum swinging. The process questions may have changed everyone's focus on the process. Mr. Kostas – People were feeling very put upon. Mr. Moore – I think they were well informed. through all the avenues we had, the people who generally come to Town Meeting were

informed. There were also some citizens that came up to the microphone spoke very highly of this project. Mr. Kostas – I was glad that we were not on the same night as other Articles.

Ms. Clarke – Our next move will be to meet with the Planning Board to get ahead of it. Hillwood has some procedural things to work on, as well. They were also asking about the timetable; I got the sense that they want to wait for certain things to be approved before moving forward. Mr. Moore – Some things in our design laws are not met easily due to the size and scope of the project. Sharon and I talked last night, after the meeting. We should probably get on the agenda for the Planning Board, after election day. Looking at the Urban Redevelopment Plan, we should go before them to discuss what the process is. This is a large, time-consuming project. Working together will help. Ms. Clarke – They have a meeting next Tuesday; I believe they will do the reorganization at that time. Mr. Moore – Mr. Bott was very good at the Town Meeting as well. We also spoke to Mac last night about having a rep from Hillwood to come into our next meeting, just to outline where we are going and their next steps. It doesn't have to be Mac; it could be someone local. Ms. Clarke – Hillwood still needs to finish their due diligence on some things, as well as finalize their deal. At some point we have to create an MOU with Hillwood as the preferred developer. Mr. Moore – Like we did with Route 44, along with the things that Stephen outlined in his original MOU. Ms. Clarke – We had a working document circulating but Hillwood didn't have possession of the property yet. There are a couple of things with Route 44 Dev that we will handle at the next meeting.

Mr. Moore – I think that we should engage with the Planning Board, prior to meeting with Hillwood. Do we ask the Planning Board to our next meeting? Ms. Clarke – Let's set our meetings for May, tonight. Mr. Moore - We can talk to Mr. Bott to ask the Planning Board to join us on May 3; it could just be a representative, not a joint meeting. Mr. Moore – Then we can have someone from Hillwood at the May 17 meeting.

90 Forest Street:

No update tonight

Topics not reasonably anticipated by the Chairwoman 48 hours in advance of meeting:

Members Comments:

- Ms. Clarke – Tonight is Paul Kostas last meeting. He stepped up when we needed him. I appreciate everything that he has done and wish him well. Thank you for stepping up in our time of need.
- Mr. Moore – At our May 3 meeting, we should add to the agenda, the website and its maintenance. We have Paul Kelly retained for now; what are we doing moving forward? We need to review the agreement and maybe switch to an hourly contract. Mr. Kostas – Could there be a readthrough of Stephen’s presentation on the website? Mr. Moore – We could do that. Ms. Clarke – Would Consensus handle that? Mr. Moore – After talking with Paul at our next meeting, I will have to talk with Courtney/Consensus to make sure that Paul understands all her language so that he can make any changes needed without Courtneys involvement. Consensus involvement will be less. Ms. Clarke – We do want to continue with making this the hub of information throughout the project. Mr. Moore – I will reach out to Paul.
- Mr. Meagher –
- Ms. Leighton -
- Mr. Kostas – I thoroughly enjoyed working with you all. I wish I could stay but my job requirements have changed and won’t allow for that.

Next Meeting:

Our next meeting is scheduled for May 3, 2022 at **5:30 PM**

Adjournment:

Motion to adjourn at 6:43 PM: Mr. Moore

Second: Mr. Kostas

Approved: Unanimous (4-0)