

Minutes

Master Plan Working Group

9/6/17

Attending: Meryl Mandell, Chair, Michele Cunningham, Secretary, Jeff Lacey, Tim Logan, Mary Anne Antonellis, Allen Hanson – Michael DiChiara, visitor, Absent Mike Vinskey

Minutes from 8/16/17 approved as edited. Michele will pass minutes along to Susie.

Meryl, Mike Vinskey and Jeff attended meeting with Joe Markarian. It was very informative and they were glad to see he agreed with our idea of no more than a 3 - 5 year look ahead for credibly projecting revenues when planning.

Mike V. sent a document to the group in response to our last meeting. We will discuss this when we get to the “low hanging fruit” topic and Mike is available to explain his thinking.

Tim feels strongly that the Select Board should delegate resources we already have and that it is not their job to take on projects.

Left last meeting with specific direction of the group to discuss creating a charge for a Lot O-32 Task Force/Committee to send to the Select Board.

Since last meeting Jeff got an e-mail from the Conway School of Landscape Design. They do studio projects and are looking for projects. Jeff called them and received a call back and school had received another call from Michael DiChiara. The ideas do not conflict and both could be included with the School one in Fall/Winter and the other in Spring/Summer. We also discussed the Idea of a “charrette” – collaboration among stakeholders – and a facilitator who might work with the committee in conducting those brainstorming/discussion sessions at a town wide meeting.

We looked at a map of the lot and discussed Jeff’s ideas which include a library/community center, solar array, senior housing and access to lot from the school. Jeff shared plans created by The Conway School in Rutland, MA to show examples of the concept plans they created that fully analyzed the land using different aspects of planning and design that included things like wetlands, drainage, slopes, vegetation, habitat, residential, etc. We agreed with moving forward with pursuing the Conway School

The cost was several thousand dollars back then and now likely more – Jeff will find out the cost.

Suggest an O-32 committee and a charge with a suggestion that they contact the Conway School of Landscape Design.

Meryl made a motion that we agree to the idea of requesting that the Select Board appoint a Lot O-32 committee and that we come up with a charge for that committee. The group discussed and agreed that the committee was not responsible for coming up with roadmap or a particular plan set in stone, but rather a vision for the lot consistent with what was gleaned from the data gathered last year and the

Community Vision Report that resulted from that data. Ideas that surfaced were Community, (civil discourse) infrastructure, (community center/library, walkways in town, finances, land use/housing (senior housing) sustainability ideas (solar arrays, community garden. Motion passed unanimously.

Possible soil contamination issues and drinking water issues discussed. The land has been used hard – not a virgin piece of land – may require clean up.

Discussed who would be on the committee and that it be the Lot O-32 Committee or Task force, that it would include a representative from planning board, library trustees/Friends, energy committee, Town building committee, Council on aging, town administrator ex-officio two or 3 independent townspeople, water resources committee – and that the committee consult with other town boards committees as needed - highway dept., finance committee, capital planning. The committee will serve until it completes the charge.

Committee will conduct a feasibility study that includes ideas based on the MPWG that included library/community center, senior housing, solar array, access linking to school to center. End result concept map. Committee will work closely with the Conway School of Landscape Design.

Water/soil testing should be done early on. Suggestions for next steps comes from the committee.

Things to be considered by the committee – grant cycles, incentives on energy projects, soil and water testing, community gardens, condition of shallow well at the front of the lot

This group would meet with the Conway School of Landscape Design and come up with a plan to pay for CSLD, any necessary testing, and CSLD would meet with them and be responsible for coming up with possible suggested plans for the site.

Committee will organize open public charrettes - robust public engagement process to talk about what could happen with this particular lot.

Jeff will find out if CSD does soil testing and how much their planning will cost. May invite one of the students to walk the property.

Mary Anne will contact OTO to find out about testing/frequency/ for the parcel. They conducted the clean-up at fire station

Michele will send draft of charge for the committee and each member of MPWG can tweak and bring to next meeting.

Next meeting 9/20/17 at Town Hall 7:30

Agenda:

- Approve Minutes from 9/6/17
- Review and firm up on the Committee and Charge Document for Select Board
- Begin discussing “low hanging fruit” ideas.