

Call to Order

The meeting was called to order at 8:35 a.m. in the 3rd floor Conference Room at the Town Offices. Present were: Chairman Charles Kendrick, Thomas Childs, Robert Daidone, Ann Knowles, Suzanne Korschun, and Karen Van Welden-Herman; also present were: Planning Director Paul Materazzo, Director of Business, Arts and Culture Ann Ormond, Safety Officer Glen Ota, and EDC Liaison Mike Morris, Jr.

Presentation by Stantec on RFP Development

Mr. Materazzo explained that the goal of the meeting was to affirm the direction that the Community has been developing for the Historic Mill District (HMD) in order to present a Community-authored RFP at Town Meeting. Stantec team: Drew Leff, Steve Kearney and Phil Schaeffing were introduced. Mr. Kearney explained that a kick-off meeting with the community, which will take place at the end of January, is intended to gather information about what residents want, as well as to present various possibilities for redeveloping this area. Prior to the meeting, in an effort to build the support of the community, the Stantec team will meet with various stakeholders to better understand their connection, commitment and priorities to the HMD site. They also want to discuss opportunities and potential areas of concern to ensure that community issues are addressed and supported. Some examples to be explored are the following:

- Improvement to the Essex St., Pearson St. and Railroad St. intersections considering traffic concerns and safety issues
- Connection to Downtown and beyond to help cultivate redevelopment seamlessly
- Reposition MBTA station and redevelop parking
- Maximize value of Town Yard sale which is dependent on rebuilding MBTA station
- Preservation of historic buildings/character and compatible with Downtown
- Access to the River and pedestrian-friendly walking paths for connectivity are important
- Flex open space for cultural/community events/usage
- Important to consider neighboring residents
- Understand flood plain in HMD
- Consider environmental issues – renewable/sustainable energy
- Enhance connections to the library and consider parking issues
- Parking in the general area needs to be considered – developer or Town controlled?
- The hill from HMD up to the library is an issue and may affect how parking is allocated and developed

The Stantec Team will be considering information that is provided by the HMD Task Force and Public Meeting as they start to develop concept plans for the site while keeping within Zoning and Design Guidelines in order to provide realistic options that will be attractive to a developer. Stantec will facilitate the process to try to get the MBTA RFP completed and to move forward by the April Town Meeting which is important to gain maximum benefit for the site. The HMD RFP also needs to be responsive to MBTA issues and allow the flexibility to collaborate with a developer.

Adjournment

On a motion by Mr. Kendrick seconded by Mr. Childs, the meeting was adjourned at 9:40 a.m.