

Call to Order

The meeting was called to order at 8:00 a.m. in the 2nd floor Conference Room at the Town Offices. Present were: Interim Chairman T. Bradley Duffin, Evan Belansky, Mark DeCourcy (remote), Marlene Hoyt, Stan Limpert, Michael Morris Jr., Geoffrey Piva, and Gil Stevens; also present were: Planning Director Paul Materazzo, Senior Planner Lisa Schwarz, and Director of Business, Arts and Culture Ann Ormond.

Minutes

On a motion by Ms. Hoyt seconded by Mr. Morris Jr., the Council voted to approve the January 25th minutes by unanimous vote.

Historic Mill District Presentation

Mr. Duffin expressed appreciation to HMD Chairman Charlie Kendrick for his work on the Task Force and support for the Town. Mr. Materazzo and Mr. Kendrick's presentation began by showing the Historic Mill Overlay District which allows for various uses and will expand the Downtown when redeveloped. An effort is being made to preserve the history and character of the area while meeting current needs. Design guidelines are in place, the Town Yard is moving, and now a community-authored RFP is being drafted to dispose of the Town Yard asset. The MBTA is being engaged to reconfigure the train station in order to maximize potential to the parcel redevelopment. The following five studies/steps are being done:

1. Traffic and Circulation – Two possible plans were shown as developed by Design Consultants to mitigate traffic in the area.
2. Place-Making – Potential plans and a short video were shown as possibilities of how to redevelop the Town Yard, Dundee Park, Depot, Shawsheen River, and Old Town Hall locations to create different opportunities and connectivity.
3. Sewer and Water – Mitigation plans will be included in the RFP.
4. Environmental – Working to take needed steps for maximum use of site and less risk to potential developer.
5. Community-Authored RFP – Stantec has been working with the community at public forums, which have been well attended, in order to write the RFP while considering both positive and negative community feedback. Some community priorities are providing mixed use development, a dynamic public space and reconfiguring the train station. Concerns about traffic issues have been expressed. Various parking scenarios will continue to be considered.

Presentation slides will be emailed to Council members.

Mr. Kendrick explained the history of how this area has evolved and that an effort is being made to revitalize the HMD of the past while meeting the needs of the 21st century.

AHS Facilities Study Committee Update

AHS Facilities Study Committee Chair Mark Johnson along with Superintendent of Schools Shelley Berman, School Committee Chair Shannon Scully, and School Committee Member Joel Blumstein gave a PowerPoint presentation (which will be emailed to EDC members) showing areas that are in need of repair and updating at Andover High School (AHS). Currently AHS has capacity for 1400 students but there are 1800 enrolled and projected to grow to around 1900 students. No major renovation has been done since 1995 when a partial renovation was completed to accommodate

AHS Facilities Study Committee Update (cont'd)

Grade 9 into the building. The Facilities Study Committee members are hoping that the Town will recognize the need to allocate funds to the AHS project which would upgrade safety and security, alleviate overcrowding, and enhance educational delivery and the physical environment.

HMFA Architects were chosen and have held informational meetings/workshops. They have submitted a second Statement of Interest to the Massachusetts School Building Authority (MSBA) for funding as the first application was denied. If granted (will know in December), the State would reimburse 40% of allowed expenses. The mission and goals have been defined and 2 pathways have been outlined depending on whether or not MSBA funding is received. Various options including whether to renovate or build new construction, and strategies within each option have been analyzed for cost, timeframe comparisons and impact on academics and athletics, as some examples. How the money would be allocated and what is funded by residents' tax bill was discussed.

Condition of schools is crucial to the economic development of the community. EDC is in support of the project and will explore how to quantify the economic impact/benefit to residents for either option - to renovate or build new construction.

Next Meeting

February 22, 2019

Adjournment

On a motion by Ms. Hoyt seconded by Mr. Piva, the meeting was adjourned at 10:05 a.m.