

**Call to Order**

The meeting was called to order at 8:30 a.m. and was conducted via Webex. Present were: Tom Childs, Jeremy Cyrier, Chair George Fantini, Vice-Chair Suzanne Korschun, Joyce Losick-Yang, Planning Director Paul Materazzo, and Clerk Lais Washington; also present: Theresa Peznola, Associate Planner Tony Collins, Senior Planner Lisa Schwarz, and McCall and Almy team: Kati Brigham, Lauren Donahue, and Danielle Donovan.

**Minutes**

On a motion by Ms. Washington seconded by Ms. Losick-Yang, the Committee voted to approve the September 28<sup>th</sup> minutes by unanimous (7-0 roll call) vote.

**Clarification on Rankings Based on Proposals**

Due to the way the RFP is stated, Ms. Peznola requested that Committee members further clarify and expand upon their justification for recommending Minco as the chosen developer based on final price compared with the CPP rating.

***Minco Development*** (reasons listed below outweighed the additional price offers from other developers)

- building was iconic, elegant, well-designed which helped to break up massing, however transition along Buxton Court less favorable but feel those issues can be resolved
- attractive cascading roof line
- creation of public/green space advantageous; quiet space for public use; retail opportunity
- community building will provide varied options for use
- good vehicle and pedestrian circulation
- provided opportunity for placemaking and art
- additional parking a plus
- affordability units included throughout the building, therefore anticipate less price change potential later in the process, as compared to Procopio
- more long-term opportunity for future expansion

***Procopio Companies*** (a close second choice)

- buildings also well designed on a smaller scale in context with neighborhood
- showed willingness to work with community even if incurred additional cost
- attractive roof garden but would have preferred that to be more for the public vs. just for building residents
- good activation of public spaces
- demonstrated environmental responsibility
- more concrete which is less attractive and not as strong as Minco for public space
- 100% of the affordability units were proposed in 1 of the 3 buildings; this could pose a possible risk later in anticipation of these units being requested to be redistributed into some of the condo units as well which could result in a \$300-\$400K/unit shift valuation potentially impacting Procopio's ability to perform at offered price

***Leggat McCall Properties*** (reasons below demonstrate that design flaws outweigh additional offered price)

- Building elongated and too large for the site; did not fit neighborhood context; inconsistent with the design guidelines breaking up the massing

**Clarification on Rankings Based on Proposals (cont'd)**

***Leggat McCall Properties (cont'd)***

- Vehicle circulation inconsistent and although road through the site, it would be a dead-end impacting the development as a whole and would create delivery truck traffic
- Dynamic open/public space but location would be hidden and shaded from building massing
- Lowest level of retail space compared to other proposals and undesirable proposed location

***Trinity Financial*** (lowest offered purchase price)

**Discussion: Disposition of the Old Town Yard – Letter of Transmittal to the Select Board**

Mr. Fantini, Mr. Materazzo and the McCall and Almy Team will prepare a more detailed supplement to the memo, further clarifying the Committee's reasoning for their Proposer recommendation as discussed above, which will be presented to the Select Board.

**Adjournment**

On a motion by Ms. Losick-Yang, the meeting was adjourned at 9:03 a.m.