

DRAFT

10-50 Working Group Meeting

August 23, 2021

Attending: Michael Herbert, Rob Scherer, Yolanda Greaves, and Deepa Venkat

Michael Herbert opened the meeting at 6:00 PM

The Working Group discussed the guidelines of what makes a project eligible for a 40R and reviewed the economic impact of the 40R project. The group discussed that the baseline of the feasible unit count came from the landowner and was driven by the economics of the renovation. The group wanted to better understand the economic analysis completed by April Anderson and what was driving the recommended unit count. It was discussed that the Town can ask for financial and projected revenue data. The consultant, chosen by the Town, did have access to sensitive financial data but signed a nondisclosure so that detailed information cannot be shared publicly.

The group wanted to discuss the amount of commercial is the right balance for the project. The group discussed the impact residential and commercial traffic as outlined in the economic impact report. The group discussed the need to make sure there is an opportunity to adjust commercial space if necessary. Deepa Venkat discussed designing modular units that can be transformed from commercial to residential if needed. Rob Scherer asked whether the buildings could be designed smaller if it reduced commercial requirements.

The group agreed the primary focus on should be design (size and exterior), traffic and preserving and restoring the historic buildings. Michael urged the members to do additional research of the historical inventory to understand the historic nature of the buildings to ensure the Town prioritizes the restoration of the correct sections of the building.

The group discussed how to proceed getting public feedback for the proposed project. All agreed that it was important to give the public multiple opportunities to provide input into the design. Given a May 2022 Town Meeting date, Yolanda suggested that a "final" design proposal be ready by February 2022. Working backward from that date, we could hold 2 or 3 public forums on the design. Attendance for the first design forum was discussed.

Motion to adjourn, seconded.