

Minutes of the 101 Mill Road Committee November 3rd, 2016

Member Attendees

Curtis Barton
Louise Cryts
Hugh Evans
Bill Griffin
Sara Pereira
Brian Latina

Absentees:

Pat Wojtas (BOS liaison)

Members of the Public in attendance:

Dave Sperry dave_sperry@ieee.org
Jim Clancy clancyjb@bc.edu

A quorum being present, Bill called the meeting to order at 7:00 PM. Bill led the group in the Pledge of Allegiance.

Bill noted that there would be no recordings made of the meeting without first notifying the Chair. He further noted that no one would be able to address the meeting after Public Input unless recognized by the Chair. Anyone who violates this may be asked to leave.

7:05 Public Input

Dave Sperry noted that he was a little disappointed in Town Meeting. The stewards of 99 Mill have never taken a vote on 101 Mill Road as a venue. It is true that the stewards did not want to buy the property. Bill noted that the Committee would appreciate clarification of the stewards' position for the board of Selectmen.

Note: for the record, no one from Town Meeting except Jim Clancy of the Finance Committee attended the meeting.

7:07 Minutes

The minutes of October 19th were approved (Sara/Hugh) 4-0-1.

7:10 The Way Forward

Bill recapped the events at Town Meeting. He was disappointed in the result. The tenor of the meeting is that the Town meeting did not understand our charter.

Bill noted that the Massachusetts Supreme Judicial Court has ruled that subdividing a property for sale can't prevent a 40B project for the whole property. (Reference: SJC 1/8/13, Infectious Invalidity). In summary, we can't subdivide the property to prevent the 40B. We note also that the Town is not in Safe Harbor for 40B projects. We also note that so far the Historical Commission has done nothing further to protect the property. Our recommendation to the Town Meeting and in our final report was to sell the property as a whole if the Sell option was selected.

Round robin on how to proceed:

Bill suggested that we give the Board of Selectmen our package as it stands now and let the Town proceed on its own course.

Curtis suggested that we consider splitting the property and tell the BoS we're done.

Brian noted that cutting the trees near the entrance to the soccer fields and on the side of the property would reduce its value. The Town Meeting did not vote to kill the venue option. We probably should have presented it differently. The TM just voted to not spend the money. If we quit, they do what they want.

Sara asked how big a split had to be. The house has to be on a 40,000 square foot lot (zoned RB). She feels that the whole property is best in today's market. She feels that the process was usurped by people who are not on the committee. We should finalize the Business Plan.

Hugh asked why we wanted a consultant. We felt that we needed a pick list of things to be done. Hugh agrees with Brian – It's only spending money that the TM didn't like. We need to get the venue across, and present it after completion of the Business Plan.

Brian noted that we could pursue a grant. One option would be to fund a test case. An example is the Castle in Windham, NH. Brian will investigate Sam Adams for a grant.

Louise agreed with Brian and advocated completing the Business Plan.

Bill summarized the situation: we are chartered to the end of the year. We can finish the Business Plan, and perhaps do Spring Town Meeting. How do we get past December? We need to consider the 99 Mill situation as well.

Options:

A – We're done.

B – Continue to complete the Business Plan, and presentation (polishing the divestiture option).

C – Extend Committee

Renewed public comment: Dave Sperry noted that there is a 99 Mill Foundation meeting tomorrow. They expect quote from Civil Engineers for a venue with and without 101 Mill. A problem: manpower to execute. Dave noted disparate committees with related charters.

Jim Clancy noted that the vote was close – 48.5% to 51.5%. Those who said they would come help us can do so. They could help us flesh out how the money would be spent. Some feel this is not the right action. A problem was the delay in coming to the Town Meeting. Those opposed want restrictions on the property.

Hugh noted that it was the money, not the concept, which was defeated.

The vote was 1 for A, 3 for B, and 2 for C. All moved to option B after discussion.

Bill thanked Jim Clancy of the Finance Committee for attending the meeting. Bill asked that Jim thank the FINCOM members for their support.

8:30 Adjourn

The Committee voted (Sara/Hugh) to adjourn to November 16th, if available, 6-0-0. All are to read the Business Plan after it is revised. We are looking at an early December date to brief the Board of Selectmen.