

**A JOINT MEETING OF PLANNING AND DEVELOPMENT
SUBCOMMITTEE and TOWN COUNCIL MEETING
Monday, January 3, 2022 – 6:00 PM
VETERANS ROOM**

AGENDA ITEM#1. Roll Call. Subcommittee Members in Attendance: Committee Chairman David Adams, Councilor Daou and Citizen Member LaRochelle. Citizen Member Bernardone (tardy). Subcommittee Members Absent: Councilor Lazo Others: CDBG Coordinator Peg Dean, Town Manager McCall, Mike Brunelle

AGENDA ITEM#2. Consider and accept Planning and Development Meeting Minutes of October 12, 2021. A motion was made by Ms. LaRochelle, seconded by Councilor Daou to vote on this item. Vote by show of hands by 3-0 the motion carries.

AGENDA ITEM#3. Consider and accept Planning and Development Meeting Minutes of December 9, 2021. A motion was made by Councilor Daou, seconded by Ms. LaRochelle to vote on this item. Vote by show of hands by 3-0 the motion carries.

AGENDA ITEM#4. Recommend the Town Council approve entering into agreements with Central Pizza’s property owners to allow them use of town land for propane and shared dumpsters and allow the Town Manager to sign all related paperwork. A motion was made by Councilor Daou, seconded by Ms. LaRochelle. CDBG Coordinator Peg Dean said Central Pizza is unable to get a high pressure gas line down Central Street and National Grid continues to deny their requests. Their proposition to put propane on their property and to shift the dumpsters seems like a reasonable proposition in her eyes because she’d like to ask Central Pizza to share their dumpsters with other businesses in that area once they are added. If any agreement is reached, they will work with their attorney to make a binding document that accounts for all possible scenarios they may encounter that might lead them to terminate the agreement. A representative from the business presented the proposal to the subcommittee and Council. There was discussion on possible issues that could arise from future businesses using the dumpsters, and although it takes the liability off the town it may present future issues for the business owner. Town Manager McCall reminded everyone that this may open them up to future situations where businesses seek out alternative arrangements like this, so it may be valuable to limit this and be very specific in the agreement. This business is losing a significant amount of business and needs a decision ASAP to be able to move forward with any kind of work. They determined they would send it up to the Council and allow them to discuss it/ take further action as they see fit. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#5. Recommend Town Council approve a one month extension to the Shared Streets agreement with Mass DOT to allow time to purchase pedestrian crossing signs with remaining funds and allow the Town Manager to sign all related paperwork. A motion was made by Councilor Daou, seconded by Ms. LaRochelle. They were already offered an extension, this motion is just a technicality to allow them to move forward with it due to the delays in receiving materials. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#6. Recommend Town Council ratify the agreement for professional engineering services with BSC Group, Inc. to design the Capillo Park McCann Fields in accordance with the

Parklands Acquisitions and Renovations for Communities (PARC) grant award for \$55,000, which includes the cost to incorporate the high level skatepark concept from Rampage and allow the Town Manager to sign all related paperwork. A motion was made by Councilor Daou, seconded by Ms. Bernardone. Ms. Dean summarized the process leading up to this and said if hired now, the scope of work would be completed by June. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#7. Recommend Town Council ratify the Host Community Agreement Amendment for Mellow Tiger and allow the Town Manager to sign all related paperwork. Off the table for the evening.

AGENDA ITEM#8. Recommend the Town Council ratify the agreement with Crowley Real Estate Appraisers, Inc. to provide a Yellow Book Appraisal of 76 Central for \$4,500 and allow the Town Manager to sign any related paperwork. A motion was made by Councilor Daou, seconded by Ms. Bernardone. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#9. Recommend the Town Council approve applying for the Land and Water Conservation Fund (LWCF) Grant Program to reimburse the Town up to \$100,000 and allow the Town Manager to sign any related paperwork. A motion was made by Councilor Daou, seconded by Ms. Bernardone. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#10. Recommend Town Council approve applying for the Massachusetts Office of Travel and Tourism (MOTT) grant for up to \$49,999 to fund Central Street Parking Lot programming to include concerts, a juried mural at 1-11 Central Street, community art initiatives, and allow the Town Manager to sign any related paperwork. A motion was made by Councilor Daou, seconded by Ms. Bernardone. Ms. Dean explained the scope of this grant, which includes providing entertainment and cultural events in the Central Street parking lot like they did last year. The idea of the lot is to help people visualize ideas for that space for cultural experiences. The hope is this will continue to grow and gain momentum. Vote by show of hands by 4-0 the motion carries.

AGENDA ITEM#11. Adjourn. A motion was made by Councilor Daou, seconded by Ms. Bernardone. Vote by show of hands by 4-0 the motion carries.

The meeting adjourned at 7:15 PM

Respectfully submitted,
Mary Darling
Recording Clerk