

**SELECTMEN'S RECORD**  
**April 26, 2018**

**ATTENDANCE AND CALL TO ORDER**

The meeting was called to order at 7:26 p.m. in the EOC/Training Room at the Police Station by Chairman John Hickey. Also present were: Selectmen Nancy Hyde, Selectmen Michael Walsh, and Town Administrator Michael Jaillet. Betsy Narciso recorded the minutes.

J. Hickey led the Pledge of Allegiance.

J. Hickey asked if anyone wishes to record the meeting and granted permission to Westwood Media Center to record.

**EXECUTIVE SESSION**

**N. Hyde moved to go into Executive Session to discuss one issue related to the sale/lease/exchange of real property related to the Islington Center Redevelopment of which would have a detrimental effect on the position of the governing body if discussion were in open session. The Board will be returning to Open Session.**

**M. Walsh, aye. N. Hyde, Aye. J. Hickey, aye**

The Board entered into Executive Session at 7:27PM  
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**RETURN TO OPEN SESSION – at 8:00PM**  
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D. Bailey informed the Board that the Land Disposition Agreement (LDA) is almost complete. The LDA is the legal agreement between the Town and Petruzziello Properties. The purchase price for the Islington Community Center has increased from \$2 million to \$2.2 million. The LDA also includes special commitments related to affordable housing including:

- The commitment to 1 additional unit of affordable housing at 321 Washington Street and 2 additional units in the future. The LDA calls for a 3 phase closing. Phase 1 being the closing on the School Street side, the municipal parking lot would be transferred to Petruzziello Properties. The CVS and new municipal parking lot would be constructed during Phase 1. The municipal lot would then be given back to the Town and Phase 2 would begin. Phase 2 begins the Wentworth Hall disposition, this land gets transferred to Mr. Petruzziello so that he can reconstruct the former CVS building and relocate MMO to a new space with retail above. Phase 3 is the transfer of the ICC building. The ICC transfer is part of the last phase because of the current office space and the need to keep the offices open.

M. Walsh clarified that \$2.2 million is the minimum amount that the Town would get from Petruzziello Properties and before Phase 3 begins there will be a reappraisal done on the ICC. At that appraisal if the property value increases, the Town would get whatever the increase value is at the time. The expectation is that as development progresses, the property values will increase. On the other hand if the economy plunges, the Town would still receive the \$2.2 million

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N. Hyde asked for an update on the soil samples. D. Bailey informed the Board that the environmental consulting firm, Sandborn Head was engaged to go out to the site to evaluate what it would cost to remove soils. In order to add on the Wentworth Hall, a 4,000 square foot hole will need to be dug and unsuitable soils will need to be removed. D. Bailey reminded the Board that the municipal parking lot site (and future site of Wentworth Hall) was a former Texaco Gas Station, and there are residual unsuitable soils in the ground. The soils are perfectly suitable for being under a parking lot but, once you start to dig up old, contaminated sites you must handle the soils properly. This means depending on classifications of the soils, the soils will either go to a highly protected land fill, an asphalt plant or other approved area. Sanborn Head concluded that based on the contaminant and amount of soil, worst case scenario removal cost would be about \$120,000, this assumes that all of the soils will have to be removed from the site and deposited at a site not owned by the Town. Several thousand yards of unsuitable soil will have to go to a land fill and cannot be reused by the Town. The remainder of the soils are class A soils and can be reused by the Town on a site with similar soils. The testing led to the discovery of ledge and at this time there is no price on the ledge removal. D. Bailey will ask the consultant to work on a price for the removal of ledge.

The Board asked N. Loughnane to explain the quantitative and qualitative aspects of the project. N. Loughnane walked the Board through the economic benefits, net municipal revenue comparison, community services, affordable housing, aesthetics, traffic and parking, and economic develop benefits this project will bring to the Town. N. Loughnane also pointed out that the Town would be selling a total of .55 acres to the developer and would be receiving a minimum of \$2.2 million for that piece of land. This is equivalent to over \$3.9 million per acre. The relocation, renovation and addition of Wentworth Hall will cost the Town approximately \$3.7 million, this includes up to \$120,000 for the removal of unsuitable soils and monies for the removal of ledge. This will require Town to have its own investment of approximately \$1.5 million over and above the \$2.2 million that the developer is paying. The \$1.5 million investment would allow the Town to have a single property in Islington Center (Wentworth Hall) with a value of approximately \$4.2 million. N. Loughnane went on to explain that the tax revenue would be over \$300,000 per year for a \$1.5 million investment and it would take less than 5 years to pay back the \$1.5 million based on the expected tax revenue.

Resident Mr. Laydon asked about the Cohen House (277A Washington Street). He asked if the developer would be compensated for this particular piece of property. N. Loughnane answered that this was part of the developer's contribution to the project. The developer is taking a 32 space parking lot and giving back a 32 space parking lot to the Town.

M. Walsh stated for the record that the \$2.2 million and the adjustment later on are fair to both parties.

Resident Ellen Rollings asked for the Board to confirm that \$2.2 million was the lowest amount the Town would receive for the ICC. M. Walsh answered yes, that is the protection built in. If the market goes down, the number will remain at \$2.2 million.

Another resident asked if the LDA would be on the website tomorrow (Friday, April 27). M. Jaillet answered no; the hope was to get it done by Monday, April 30 and it would be

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available to the public at the same time as it would be available to the Finance Commission. There was additional conversation on when the Finance and Warrant Commission would receive the Land Disposition Agreement. N. Loughnane clarified that the Finance and Warrant Commission have the terms of the LDA. N. Hyde stated the Finance and Warrant Commission will receive the final LDA once the Board felt it was final. N. Loughnane went on to the Finance and Warrant Commission would receive a revised term sheet changing the amount of money the Town would receive for the ICC, from \$2.0 million to \$2.2 million.

### **NEXT MEETING**

The Board of Selectmen's next meeting is on Tuesday, May 1, 2018 at 7:30PM in the EOC/Training Room at Police Station.

**N. Hyde moved to adjourn. M. Walsh Seconded. Unanimous Vote: 3-0**

The meeting was adjourned 8:25PM.

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Initial after reviewed

A handwritten signature in cursive script that reads "M. Jaillet". The signature is written in black ink and is positioned above a horizontal line.

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M. Jaillet  
Town Administrator