

SELECTMEN'S RECORD
May 16, 2017

ATTENDANCE AND CALL TO ORDER

The meeting was called to order at 7:00 p.m. in the Cafeteria at the Thurston Middle School by Chairman John Hickey. Also present were: Selectmen Nancy Hyde; Selectmen Michael Walsh; Town Administrator Michael Jaillet and Town Counsel Thomas McCusker. Christine McCarthy record the minutes.

J. Hickey waived the Pledge of Allegiance.

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

CHAIRMAN'S UPDATE

Memorial Day Ceremony Reminder

The Board reminded residents that the 2017 Memorial Day Ceremony will be held on Monday, May 29th.

SCHEDULED ACTION

Announcement of Retirement of Fire Chief

The Board announced that the Fire Chief Bill Scoble has submitted a letter that he intends to retire. Chief Scoble has been a member of the Fire Department for 45 years serving as the Chief for 21 of those years. Chief Scoble is a 4th generation Westwood residents and he asked that the residents acknowledge and thank him for his service.

Islington Center Redevelopment Discussion

Chairman J. Hickey explained that tonight's meeting was the first part of a two part meeting schedule for the Islington Center Redevelopment Discussions. The schedule will be as follows:

- Brief introduction by Community and Economic Development Director, Nora Loughnane
- Presentation by Developer and Representatives and discuss the recommendation made by the Islington Center Redevelopment Task Force
- The Board of Selectmen will be asking technical questions and/or for additional information for the next meeting on May 31st.

N. Loughnane explained that the presentation tonight was based on a response from a Request for Proposal received by the Town from Petruzziello Properties that was issued last June and has been under review by the Islington Center Task Force since then.

A copy of the PowerPoint Presentation made at this meeting can be viewed online at the following link:

http://westwoodtownma.igam2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1273&MediaPosition=&ID=4277&CssClass=

N. Loughnane presented the history of the effort the Town has made to improve the Islington Center, including the purchase of the Washington Street Gas Station (converted to municipal parking lot) and reconstruction of Washington Street in 1994; The subsequent Town Center Study conducted to see what could and should be improved in the two areas; the reconstruction of High Street in 1998; the current Comprehensive Plan which began in 2000; the purchase of the Islington Community Church in 2004; and the adoption of the Mixed Use Overlay Districts for the University Station Project. The Town then came back in 2011 and adopted the Flexible Multiple Use Overlay District and at the same time, adopted the Upper Story Residential Overlay District (FMUOD) which was used for the Colburn School mixed use project which was a very successful project.

After the successful implementation of the FMUOD in University Station, the Planning Board recommended that the FMUOD be applied to the town centers in 2014 (Washington Street and High Street) to redevelop those areas. The Planning Board did this in a two-step process with the second step allowing residential in those two districts. The first project under the FMUOD along Washington Street was the Islington Fire Station, then 301-323 Washington Street and now to discuss the project proposal for Petruzziello Properties. The next steps are to return to the Comprehensive Plan update and to consider the Islington Center project.

In 2015, the Planning Board requested that the Board of Selectmen establish the Islington Center Task Force to advise the Planning Board, Board of Selectmen, Finance and Warrant Commission and Town Meeting regarding the redevelopment of Islington Center. In September of 2015, the Board of Selectmen established and appointment the Task Force making up 11 voting members (including neighborhood representatives, business representatives, members of various Town boards/committees and 10 Ex Officio staff to assist in preparing information). The Task Force was tasked with reviewing Local Business B which includes the whole Washington Street corridor.

The Task Force first met in November of 2015 and completed a community survey and received over 600 responses to that survey and issued the official RFP for the redevelopment of Town owned parcels in the area. In June of 2016, Petruzziello Properties responded to the RFP and the Task Force held a series of visioning workshops throughout the summer.

In September of 2016, the Task Force began its in-depth review of the Proposal Options 1 through 6 in a series of public meetings (7 total) through March of 2017.

In March of 2017, the Task Force recommended favorable action of Option 6 to the Board of Selectmen.

Michael McKay, Project Architect for Petruzzello Properties, presented a brief run through of Option 6. The developer has divided the proposal into two Sites:

(See attached Option 6 plan at the end of these minutes for visual)

Site 1 includes a relocated Islington Branch Library, Blue Hart Tavern with proposed community space, a proposed CVS building and surface parking.

Site 2 includes a reconstructed mixed use building (replica of the Islington Community Center) and split space between the MMO and community space.

M. McKay explained that CVS has provided the developer with tremendous leeway on the exterior design of the building to fit with the character of the Islington Center. The developer has designed the building with a conceptual design at this stage. The Branch Library will have a renovated interior and added a basement. The Blue Hart Tavern will be renovated and use to be determined by the Town.

M. McKay presented that on Site 2, the developer and architects reviewed what could be done with the Islington Community Center building including if it could be renovated. The cost to change the use and restructure is not feasible. The architects then prepared a reconstruction of a replica of the building to fit the mixed use proposal, leaving the visible appearance of the corner. The replica would consist of 10,000 square feet of retail on the first floor, and twenty eight (28) 1-bedroom above that with parking in the rear and under the building. The next building would be a renovated space of the current CVS/Dry Cleaner building consisting of 6,000 square feet of community space and 6,000 square feet of space for the MMO with a playground in the back. There could be some retail attached as well, but discussions are still ongoing for that space. The renovation of the building would be handicapped accessible.

The Islington Branch Library would be renovated and historically restored with updated HVAC systems and added basement.

M. McKay explained that one of the advantages of Option 6 allows for the retail to wrap around the corner and keeps the possibilities for outdoor seating in some areas, as well as having parking under the building to take advantage of the grade change.

Helen Gordon, Chair of the Islington Center Task Force, explained that the Task Force put together a list of recommended conditions that the members want discussed during the process including:

1. That the Project Level Plans favorably address the applicable design and performance criteria set forth in the Flexible Multiple Use Overlay District (FMUOD) section of the Zoning Bylaw, with particular emphasis on vehicular, pedestrian and bicycle safety;
2. That the mixed-use building proposed for the northeast corner of the intersection of Washington Street and East Street will be designed and located to provide maximum opportunity for improvements to the geometry and signalization of said intersection;
3. That the Project Level Plans include well-designed and appropriately located landscaped public spaces adjacent to buildings and accessible from Washington Street and to the extent possible provide for public gathering space and outdoor seating;
4. That requests from Youth & Family Services, Recreation and MMO be adequately considered by the Selectmen to meet the needs of those groups in negotiations with the developer and in refining options;
5. That Wentworth Hall will be relocated to town-owned property, set on a new foundation with accessible basement, and renovated in a manner consistent with that structure's local historic significance;
6. That the Blue Hart Tavern will be renovated and reused in a manner consistent with that structure's local historic significance;
7. That the new municipal space and new space to be offered to MMO be completed prior to the demolition of the Islington Community Center building, and that schedule for relocation and renovation of Wentworth Hall be designed to cause the shortest possible period of disruption to Library services;
8. That the aggregate estimated value of the properties owned by the town following completion of the development will be at least equivalent to the combined assessed value of the four (4) municipally owned properties involved in the RFP; and
9. That the development includes a minimum of dwelling units not to exceed approximately 28 single bedroom units.

Peter Zahka, Attorney for Petruzziello Properties, presented that when the RFP was issued, Giorgio Petruzziello and his family/partners looked at this project as a unique opportunity to work with the Town and that the RFP was forward thinking in proposing a partnership between the Town and developer that if reached at the end of the day, both the Town and developer will benefit. The Town has the benefit of control and much more input in the redevelopment and what it will look like. When

the proposal was initially submitted, a list of benefits was submitted as well. It is understood that the process is long, but it is a good process and sometimes what is presented feels like not enough information, but that is because it is in a conceptual stage. If the project is approved to move forward, more detailed plans will be presented to the Planning Board and other permit public meetings. One of the reports will be a fiscal community and impact assessment. The developer is very confident that at the end of the day the project before the Board will be a fiscal benefit to the Town in terms of tax revenue and any other revenues generated from the project. He believes that the report will indicate a positive impact to any expenses incurred by the Town.

P. Zahka continued that the proposal put forth is for the enhanced village look of Islington Center and that through the advice of the Planning Board and Planning Department staff, the option presented will look different than the original option. This proposal allows for the developer to maintain CVS in Islington Center for years to come. A business like CVS brings business to the area. The proposal also provides new and different housing opportunities for Westwood. The developer is receiving questions and inquiries for the units from people who have a connection to Westwood including current residents. It also allows for affordable housing opportunity.

P. Zahka explained that historic preservation is being considered as well including the rehabilitation of the Blue Hart Tavern, full basement expansion that can be used for community space for the Town. This project is estimated \$800,000 to \$1,000,000 for the renovations (not including temporary moving costs). Wentworth Hall will undergo renovations including a full basement, handicapped accessible, renovated bathrooms and that is estimated to be \$1,200,000. Finally, the renovation of current CVS building to be converted to community space and space for the MMO is estimated to be between \$2,000,000 and \$3,000,000.

P. Zaka explained that the original proposal had removed the steeple from the Islington Community Center, but after listening to the residents and Town, the new proposal includes the visual replica of the building today. P. Zahka pointed out that the developer would be unable to widen the roadway for improvements with the building in its current position, but under the proposal to construct a replica, would allow them to make needed improvements to that intersection.

Additional benefits P. Zahka presented were a pedestrian and bicycle friendly area, senior friendly center and hopefully end up with the project that benefits both the developer and the Town.

J. Hickey asked if the Board of Selectmen will be addressing these conditions at these meetings? N. Loughnane explained that if the Board of Selectmen decided to move forward with the project, that the conditions would be passed onto the Planning Board for its review and that the Selectmen would enter into a Disposition Agreement with the Developer which would include these conditions. If the Board

was successful in negotiating a Disposition Agreement with the developer, it would then work with Town Staff to present design plans for the project to be presented to the Planning Board for its review and permitting process which would incorporate these conditions and any other conditions the Selectmen felt were necessary.

J. Hickey asked if there were still plans for a drive thru at the proposed CVS? P. Zahka indicated yes there were plans for a drive thru window.

J. Hickey asked what the height of the replica building was? N. Loughnane responded that she did not know exactly but that it was in the area between 40 and 50 feet not including the steeple.

M. Walsh asked what the lease terms with CVS was? P. Zahka responded that they were on their last 5 year lease and were negotiating a renewal.

M. Walsh asked how the developer was planning to include housing within the replica? M. McKay explained that the housing would be on the second and third floors of the building. They do not plan to add dormers on the partial third level to the side of the building facing Washington Street so the appearance of the building would be a two story building. The back corner of building that is planned for retail would be three stories.

M. Walsh asked if the third level would be on the street? M. McKay explained that only on the last piece which is expected retail space.

M. Walsh asked what the actual estimates for the repair of Blue Hart Tarven and Wentworth Hall are? M. McKay responded that Blue Hart Tarven would be \$1 million and Wentworth Hall would be \$1.2 million. The renovation of the CVS building is in the \$2.8 million range with the split community and MMO space.

M. Walsh asked how much of the replica Community Center is designated for commercial? M. McKay responded that it will be 10,000 square feet of retail space and 28,000 square feet of residential.

N. Hyde requested that the staff provide the Board with the following information before the next meeting:

- A copy of the original agreement with the Town to purchase the Islington Community Church
- A recap of the financing and rental income for the Town
- A copy of the study of the cost it would take the Town to bring the building up to building code standards
- A recap of the other options that were considered
- Property values analysis of what exists now, who owns what and how that would look if Option 6 would be approved.

N. Loughnane explained that the RFP included a minimum cost for the Town owned parcels which was assessed at \$2.575 million. The intent is that the property after the project would have to be assessed at a minimum of \$2.575 million.

N. Hyde asked if the staff can get a visual timeline of when the Board would be contemplating Town Meeting approval and as the project moves through the process. N. Loughnane explained that the Selectmen should have a summary of the fiscal analysis before it gets to the Planning Board.

N. Hyde asked if the CVS building will have clear glass windows in the building or if it will have a solid wall? M. McKay responded that there is flexibility.

N. Hyde asked is the 'equivalent value' on the Task Force's recommended conditions was monetary value or square footage value? N. Loughnane responded that the Task Force was talking about the monetary values which were all valued by the Town Assessor and that should be compared to the Town owned parcels for what the Town would expect the tax assessed value to be. In terms of the value of the entire center, it would increase the value of all the parcels. It also was meant to include the minimum value of the space the Town currently has for community.

H. Gordon added that the Task Force also included some additional space and that was included in the condition for value.

Giorgio Petruzzello, owner of Petruzzello Properties, added that at the last meeting there was a lot of discussion for added green space in the center and he worked with the development team to announced that they have put together an option to purchase a parcel of land (behind the current municipal parking lot) to hopefully add more parking and more green space. That option will be presented at the next meeting.

J. Hickey announced that the Board of Selectmen will be holding a meeting on Wednesday, May 31, 2017 at 7:00pm in the Thurston Cafeteria that it will then take public comment at.

An unidentified resident asked what the votes were from the Islington Center Task Force recommendation? N. Loughnane explained that there were three votes taken at by the Task Force. The first was a motion by the Task Force to consider Option 6 as the motion that would be proposed for recommendation to the Board of Selectmen; that vote was 10 to 1 with M. Walsh opposed. The second vote was a motion to actually recommend Option 6 which passed unanimously. The third and final motion was to recommend Option 6 with all the recommendations and conditions which passed unanimously.

M. Walsh added that his vote of opposition was to Option 6, but was in favor of Option 6 with the recommended conditions set forth by the Task Force.

N. Hyde moved to adjourn. M. Walsh Seconded.

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

NEXT MEETING

The Board of Selectmen's next meeting will be held on Wednesday, May 31, 2017 at 7:00pm in the Thurston Middle School Cafeteria.

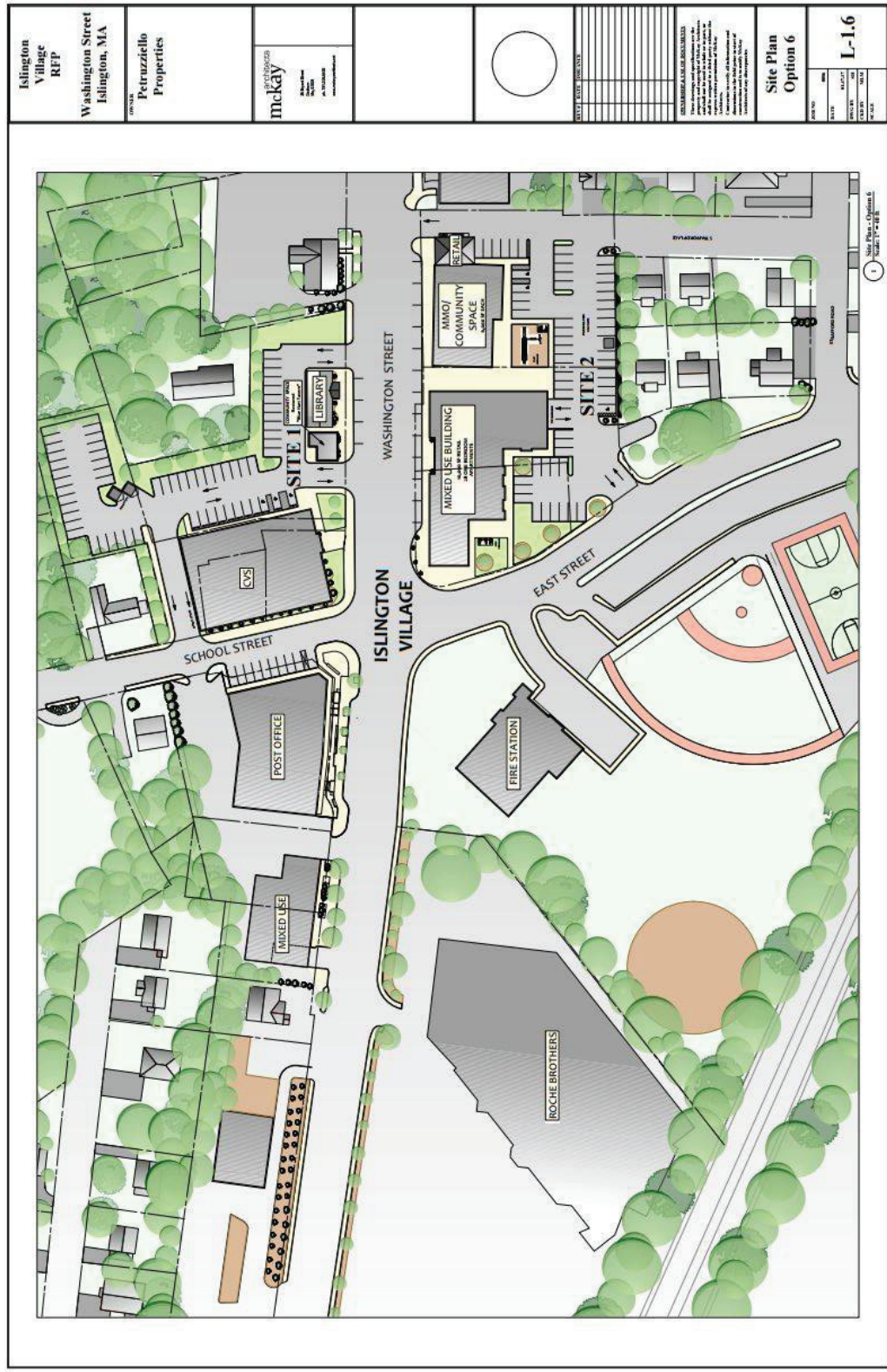
The meeting was adjourned at 7:57 p.m.

Initial after reviewed

A handwritten signature in black ink that reads "Michael J. Jillet". The signature is written in a cursive style with a large, sweeping initial "M".

M. Jillet
Town Administrator

Redevelopment Option 6



LIST OF DOCUMENTS

Board of Selectmen
5/16/2017 Thurston Middle School
Regular Meeting

SCHEDULED ACTION

- Fire Chief Retirement Notification (PDF)
- Islington Center RFP draft 051617.ppt (PDF)