

**ISLINGTON CENTER TASK FORCE  
MOTION TO RECOMMEND IN FAVOR OF  
PETRUZZIELLO PROPERTIES PROPOSAL OPTION 6**

Whereas, PetruzzIELLO Properties Inc. submitted a proposal in response to the town's Request for Proposals for the Redevelopment of Property in Islington Center (RFP # ECON-16-R-003); and

Whereas, said proposal was received on or before 11:00 am on June 20, 2016 and was accompanied by a bid deposit in the amount of \$50,000; and

Whereas, said proposal is comprehensive, complete and responsive to the objectives set forth in town's RFP; and

Whereas, said proposal meets the evaluation criteria set forth in the RFP, including the Threshold Criteria specified in Section 5.1.1 and the applicable Comparative Evaluation Criteria contained in Section 5.1.2;

I, Jack Patterson, move that the Islington Center Task Force hereby recommend that the Board of Selectmen choose PetruzzIELLO Properties' as the Designated Developer pursuant to RFP # ECON-16-R-00, and that the Board of Selectmen negotiate a Disposition Agreement to allow for the development of Project Level Plans consistent with the Option 6 Concept Plans, prepared by Architect Michael McKay, dated January 17, 2017, with the following additional conditions:

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.

Motion seconded by Trevor Laubenstein.

The following members voting in favor: Nancy Donahue, Helen Gordon, George Hertz, Kela Klosi, Trevor Laubenstein, Jack Patterson, Mary Beth Persons, Rabih Shanshiry, Trish Tucke, and Michael Walsh.

The following members voting in opposition: None.



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Nora Loughnane  
Director of Community & Economic Development

DATED: March 22, 2017