

MASTER DEVELOPMENT PLANNING COMMITTEE
MARCH 2, 2020
5:00 PM
MEETING MINUTES
FULLER MEADOW SCHOOL CAFETERIA

Members Present: Amy Karas (AK), Bill Renault (BR), Annie Wilton (AW), Frank Twiss (FT), Ken Lisiak (KL), Tom Schank (TS)

Members Absent: George Dow

Also Present: Town Administrator Andy Sheehan (AS), Selectman Kosta Prentakis (KP), Selectman Rick Kassiotis (RK)

Amy Karas called to order at 5:02PM.

AS said in order to begin preparing for the April 16, 2020 Special Town Meeting the committee needs to confirm the scope of the project and begin developing the outreach campaign. FT asked the two selectmen present what is that Board's position on the project. KP and RK said that based on comments from other members there currently is not support for going forward with the entire project at once. RK said the tax impact needs to be reduced. KP suggested a structured debt where the debt service in the early years would be lower and then increase as other debt is retired. AS reported he is awaiting a revised debt model showing the structured debt that KP mentioned. KL said the cost of doing nothing should be presented as a warrant article so people can see how much it will cost to remain in the buildings.

KP said April 16 may be too soon to build support, noting there is no chatter around Town. He suggested developing a message and taking it on the road. He gave the example of the process used to adopt the Community Preservation Act (CPA).

AK asked about the sale of assets which was raised at a prior meeting. AS believed the sale of 65 North Main Street (Police Station) and the Locust Street parcel could bring in between \$2 and \$3 million. KP added that the parcels would also bring in tax revenues going forward, which is more important than the sale proceeds.

KL said the Town Meeting articles need to appeal to all constituencies. AK said she thinks most residents understand the needs. KP said there needs to be passionate support from the MDPC in order to sell the project.

The MDPC agreed to cancel plans for a presentation on March 4. The members agreed to meet at 4PM on Thursday, March 5. AS will find a room and alert the members.

KP added that the CPA may be able to cover the entire cost of the common, especially if it is scaled back in cost.

6:30 Meeting adjourned