Members Present: Johnny Martinez, Todd Trehubenko, Ken Richard, Gus Murby
Members Absent:
Staff Present: Sarah Raposa, Town Planner
Attendees: Tim Thies (Pare), Lisa Goyer (Pare), Kathy McCabe (McCabe Enterprises), Jean Mineo, John Harney, Bill Massaro
Location: Training Room, Department of Public Works

The meeting was opened at 7:07 pm by Chair Todd Trehubenko.

Status of third party technical service projects (Water & Sewer, Zoning, Environmental)

Water & Sewer – Tim Thies and Lisa Goyer, from Pare, presented updated info on their work.

- Layouts for water and sewer on north side of Hospital Road were provided.
  - **Water**: Looking for pressure to serve all the buildings adequately under DEP and fire flow around the campus. The line runs from the water tank area with an 8” pipe network that connects to the existing 16” line near the eastern boundary line. Their model shows adequate pressure (50-60 pounds, never below 20 pounds) with adequate fire flow (will need to be refined by a fire protection engineer during design based on use and occupancy).
  - **Sewer**: Master plan contemplated sewer connections based on the old layout. The Town has since extended sewer up Hospital Road (further than where it was before). Profiles and slopes indicate that the sewer can connect to Hospital Road which will eliminate need for pump station (saving costs as well). Layout shows connection throughout the campus. There will be a couple of sections on Hospital Road that will need to be adjusted and there is a culvert crossing that will need to be addressed. Based on the Water & Sewer (W&S) Board meeting on 9/17/19, Pare is currently reviewing sewer information to help determine capacity.
  - No existing infrastructure to be reused, perhaps trenches. Tunnels will require abatement (contingency included in costs for abatement).

- Capacity: Mr. Martinez summarized the meeting and the W&S Board indicated that they needed more information/data to determine capacity. Evaluate their existing supply. If capacity does not exist, what is the plan to deal with it? Raposa to send revised info to W&S Board.

- Costs: Hard costs for water and sewer and soft costs estimated based on recent Pare projects in the past couple of years (average of bid prices). Master plan had a $2m pump station and pipping to get to interceptor which has been eliminated. The whole program is approximately $8m. South of Hospital Road is not included in the cost estimate. The cost is presented as a municipal cost, but will provide a private cost. Can the costs be broken out for material vs labor (prevailing wage)? This is presented in the same manner as a typical construction item. McCabe estimates a public/private wage difference of approximately 15%. The benefit of the costs is knowing a conservative cost of infrastructure, not how cheap it could be done by a developer. There was a discussion about costs associated with a developer’s tax credit basis. There was a discussion on affordable housing and potential town contributions.
• Next steps: Pare is more than halfway through scope (still working on capacity, MEPA, financial analysis of funding capacity). Work product to be submitted by end of October.

Environmental – Work in progress

Zoning – Kathy McCabe presented some initial information on potential funding sources (grants, borrowing, town). Raposa to distribute presentation to DC. McCabe reviewed the proposed schedule in getting to STM. Warrant Committee proposed joint meeting with Development Committee on 10/2/19. McCabe is working on addressing the list of comments provided by Pete Peterson and Bill Massaro. The Committee discussed the process of rezoning and whether further changes to the zoning would be required. The issue of flexibility and open space was discussed in the event that the back field should be developed; should there be fewer high end units proposed that will yield greater value to the town. The Committee discussed the zoning south of Hospital Road and possibly not rezoning that area. The two-step RFQ/P process was discussed. McCabe reviewed the rules from the land disposition agreement which would mean a timeline of at least a year. Special Town Meeting prep and schedule were wrapped into the discussion with McCabe.

Review and approval of outstanding meeting minutes (6/26/19, 8/28/19, 9/3/19) –
• 6/26/19 – Mr. Murby provided comments; motion to approve with edits JM, GM 4-0
• 8/28/19 – motion to approve JM, TT 2-0-2 (GM, KR abstained; AA resigned)
• 9/3/19 – Mr. Murby provided comments; motion to approve GM, JM 3-0-1 (KR abstained)

Adjournment- At approximately 8:55 pm, Mr. Richard made a motion to adjourn the meeting. Seconded by Mr. Martinez. The Vote: 4-0.