

### **Call to Order**

Chairman Morris called the meeting to order at 7:30am in the Second Floor Conference Room. The meeting was audio-videotaped but not live cablecast.

### **Remote Participation Requirements and Procedures**

Per 940 CMR 29.10(7), Janet Clarke and Dan Esdale contacted Chairman Morris in sufficient time prior to the meeting with the request to participate in the meeting remotely. Pursuant to 940 CMR 29.10(5), the Chairman so notified the members of their requests, gained their approval, and called the meeting to order. Present were: Donald Robb-Y, Paul MacKay-Y, Paul Maue-Y, Janet Clarke-Y remotely, Brad Duffin-Y, Michael Morris-Y, Dan Esdale-Y and Allen Townsend-Y. Absent were James Leahy and Elizabeth Hedstrom Henlin. Also present were Patrick Lawlor, Management Analyst, Paul Materazzo, Director of Planning, Bob Douglas, Director of Conservation, Jacki Byerly, Planning Department, Sgt. Chuck Edgerly, Safety Officer Glen Ota, Fire Chief Michael Mansfield, Town Counsel Tom Urbelis and Rick Friberg, Civil engineer for Lupoli Companies.

### **Discussion of Special Town Meeting Warrant Articles by Town Council**

Mr. Urbelis reported on the results of the correspondence he had with the Lupoli Companies' attorney Hinckley Allen with regard to the two warrant articles (see attached) and also Hinckley Allen's letter of response dated December 27<sup>th</sup> (also attached). Mr. Urbelis did in fact obtain assurances from the Attorney General's office that the two warrant articles submitted were in fact proper. However, he asked for clarification of the quantum vote of the two articles.

Since the first warrant article, Article 11, is a rezoning article, it requires a two-thirds (2/3) vote of Town Meeting. This article mentioned the conceptual master plan related to it in the second article. The second warrant article, Article 12, is in fact related to the first article, in that it is seeking approval of a conceptual master plan, which requires a majority vote. Mr. Urbelis obtained the assurance from the proponent's attorney that the proponent would submit a motion to amend the first article, Article 11, to make it clear in the text that the quantum vote for town meeting approval of Article 12 would in fact be a majority vote.

Discussion ensued on the various procedural democratic possibilities at Town Meeting. The Chairman noted that it was within the purview of the Town Moderator to address these possibilities.

### **Discussion of Town Planned Development Master Plan**

Mr. Materazzo, Director of Planning, discussed the attached Master Plan (ID2 district.) Adopted in 2012 by the Planning Board and vetted by community partners, including the Economic Development Council, it presented a framework of global goals within which the different boards could define decisions to engage and develop opportunities for expansion of businesses. Keeping the industrial corridors competitive with amenities was identified as a significant need and major initiative. Consensus was eventually reached on the direction of the Master Plan. Dascomb Rd. and River Rd. specifically were identified in a private warrant article in 2013 for rezoning overwhelmingly approved at Town Meeting.

Discussion ensued on the various phases of the ongoing conversations between the Planning Board and the Economic Development Council and the development of the industrial corridors, including mixed used development and amenities, but not to the detriment of the existing downtown businesses in accordance with the Master Plan and ID2 district planning in particular. It was noted that hotel is not included in the present ID2 district but would have to go through special permitting process.

Mr. MacKay left the meeting at 8:30am.

Chairman Morris noted that he will be in touch with a selectmen from Lynnfield with regard to their Market St. project.

**Discussion of Questions submitted by Paul Maue, Design Review Board Member**

Mr. Douglas, Director of Conservation, addressed Mr. Maue's attached list of questions as follows:

1. Mr. Lawlor noted that input will be received from MassDot and Mr. Cronin, DPW Director.
2. Third party engineer will be looking at the handling of this development with regard to stormwater management and low impact development.

**Adjournment**

At this point Town Counsel advised that quorum is not present and the task force is in violation of OML.

Upon motion duly made by Mr. Duffin and seconded by Mr. Robb, it was unanimously voted to adjourn. Motion passed 5-0. Meeting was adjourned at 8:45am.

Respectfully submitted,

Christine Martin Barraford  
Recording Secretary

*Attachments:*

Hinckley Allen Letters  
Town Master Plan  
List of questions (Mr. Maue)