

**9 Green Street Committee
Meeting Minutes
October 23, 2019 @ 6:00 pm
703 Washington Street
Room 104**

1. Meeting was opened at 6:23 pm. Present were Fay Hale (newly appointed member), Brian Moran, Tina Hein, Kevin Conley. Absent was Lisa DiLuzio. Scott Moles was also present.
2. Meeting minutes of October 1, 2019 were approved with a vote of 4-0. Meeting minutes of August 26, 2019 were approved with a vote 3-0 (Hein abstained)
3. Public Comment
Chris Leoncini of Superette was present to express his interest in seeing the town retain ownership of the land. He feels increased town property in the downtown area is in the best interest of future development of the downtown. He contributed his knowledge of the location of wells around the property, as an abutter.
4. Committee charge was reviewed without changes. Composition of the committee remains one Select Board member (Hein), one member of the Economic Development Committee (Conley), one member of the Parks Commission (DiLuzio), one member with Land Use or Engineering background (Moran), and one private land owner (Hale).
5. Discussion occurred on the RFP process. It was agreed that an LSP needs to be hired before the town can file the necessary (and next step) Tier I Classification submittal form on eDEP. An "eligible person" person form to reset compliance deadlines also needs to be submitted as an attachment to the Tier Classification form. A draft RFP was presented for review and minor edits were made to create the final version for presentation to the Select Board.

The RFP will be presented for approval to the Select Board asap with a goal of a December 12 deadline for proposals and January 17 selection deadline. This committee will make the LSP selection, with a goal of work to begin shortly thereafter.

The expected cost of the work to be performed by the LSP is \$10,000-\$50,000. The scope is to include a phase I and phase II report. It is not expected that the contract will need to be registered with the State, following 30B regulations.

Stephanie Kelley at MASSDEP was contacted to determine whether or not we need to wait for the tier 1 classification application to file the eligible person report.

6. The committee will hold on a public meeting until the phase II report (magnitude and extent of the contamination) is submitted. Once this report is available, possible proposals for re-development will be presented in a public meeting.

It has already been determined that with the known contamination, residential use is highly unlikely.

A “save the date” flyer will be distributed at TM next week to alert residents of the anticipated public meeting.

7. Each member present was asked for input on ideal plans for 9 Green Street:
Hale said parking with green space, with an emphasis on attractive landscaping and a tree line providing privacy for abutters
Conley said improved traffic flow and regulation off of and onto Washington Street, with access to increased parking
Hein said revenue generating for the town, multi-use purposes for the community
Moran said best economic approach with reasonable project costs
Moles said re-development of building for commercial use and sale of property
8. Review of professional service (Tighe and Bond) statements received to date for 9 Green Street confirm that residential use is not a likely option for re-development given the high level of certain contaminants.
9. Next meeting tentative for Tuesday, December 17, 2019 at 6:30 pm. Location TBD.