

4/19/07  
③

# Minutes

## Board of Selectmen and Sewer Commissioner's Meeting

### December 11, 2006

Exchange Hall  
9:00 A.M.

Present: Andrew Magee, Lauren Rosenzweig, Peter Ashton, Dore' Hunter, Glenn Berger and Wayne Bellec

#### CITIZENS' CONCERNS

None

#### SEWER COMMISSIONERS' BUSINESS

None

#### PUBLIC HEARINGS & APPOINTMENTS

OPERATIONAL MINUTE – None

#### SELECTMEN'S BUSINESS

Selectman Magee called the meeting to order for the purpose of reviewing Site Plan Special Permit # 9/15/06-410. The review took place at the site location, 127-131 Main Street. Selectman Magee restated the reason for meeting at site was for the Selectman to take a site tour and visually see the changes that have conceptually been made to the plans for Exchange Hall. The designers, Wayne Bellec of Waterman Designs and Mr. Berger of Bluebird Reality Trust had met with the Historic District Commission on July 18th and incorporated requested changes into the design. The Historic District Commission plans to meet again on December 18<sup>th</sup> to approve the changes for the Certificate of Appropriateness. Mr. Berger stated that as much as possible manufactured materials will be put in the back building and in the front building they will stick to architecturally native material. Mr. Berger also made note that the new plan did have Emergency Vehicle Access (EVA) that would not interfere with current or revised (if requested) traffic patterns. Selectman Magee thanked Mr. Berger for his work and noted the real concerns on this permit are 1) Storm Water and 2) Traffic. The redevelopment of Exchange Hall was limited by the slope of the property and the main streets that surround it.

- In terms of the storm water (builder) showed in the plans that drainage system will be completely underground with a series of holding tanks and pipes.
- In terms of handicap parking, accessibility has been met in the pitch of the parking lot.
- Access will be one way in one way out.
- Selectman Ashton wanted a study of how to set the signals especially during peak traffic periods.
- Selectman Magee wanted signage addressed once these studies are complete.

The outside tour of the property then took place.

Selectman Rosenzweig wanted to encourage that all the new design features be pedestrian friendly. Mr. Berger noted that to accomplish that he would like to move the fence out a few feet. Selectman Magee asked the builders if it would be possible to use an interrupted fence. Selectman Rosenzweig stated that a gated entrance in front of the building would invite pedestrians in to walk the grounds and gardens and not make them feel they had to actually enter the restaurant. On the other hand the fence should not be so obtrusive that pedestrians can not feel it is keeping them out. Selectman Hunter wanted an explanation about the materials the fence in the rear would be made out of and how high it will be. Mr. Berger explained the stone material for the retaining wall and it's anticipated height. A fence would be above that. There was also a brief discussion on the plantings that were anticipated to be around the fence. Mr. Berger stated that he had agreed to the Historic Districts Commission's request to not remove any of the outer buildings until the front building was completed. Selectman Magee adjourned the meeting before the inside tour took place.

## **CONSENT AGENDA**

None

## **TOWN MANAGER'S REPORT**

None

## **EXECUTIVE SESSION**

None

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Clerk, Board of Selectmen

\_\_\_\_\_  
Date:

**BOARD OF SELECTMEN & SEWER COMMISSIONERS'**  
**MEETING AGENDA**

*Exchange Hall*  
*December 11, 2006*  
*9:00 AM*

- I. CITIZENS' CONCERNS**
- II. PUBLIC HEARINGS AND APPOINTMENTS**
  - 1. 9:00 SITE VISIT EXCHANGE HALL**
- III. SELECTMEN'S BUSINESS**
  - 2. NONE**
  
  - 3. OTHER BUSINESS**
- IV. CONSENT AGENDA**
  - 4. NONE**
- V. TOWN MANAGER'S REPORT**
- VI. EXECUTIVE SESSION**

There will not be a need for Executive Session.

**ADDITIONAL INFORMATION**

None

**FUTURE AGENDAS**

To facilitate scheduling for interested parties, the following items are scheduled for discussion on future agendas. This is not a complete agenda.

November 27

December 11

December 18

**GOALS 2004-2005**

- 1. Produce Morrison Farm Development Master Plan (Walter)
- 2. NARA Park
- 3. Pursue Commercial Tax Base
- 4. Master Plan review meeting once per year

## **GOALS CARRIED FORWARD**

5. Monitor Labor Negotiations (Peter)
6. Improve Communication with Town Boards (ALL), Improving Inter-Board Communication (Dore')
7. Revisit 2020 planning process for direction to make this process more beneficial towards implementation of long-term vision, and to get a first rough cut of what happens next year before school is out for the summer (Peter)
8. ALG process be used for purpose of Budget Planning for FY05 (Dore'/Peter)
9. Process Planning for "Life after NESWC"
10. Middlesex Pension Alternatives (Walter)