

MarketStreet Advisory Committee (MSAC)

Meeting Minutes

July 27, 2017

7:00 p.m. – 8:15 p.m.

Merritt Room, 600 MarketStreet

Attendance: J. Bayer, R. Dalton, P. Parziale, D. Breen, B. Charville, J. Fleming, S. Yerardi, A. Ferullo, W. McKenzie, G. Covino, P. Doucette

Absent: A. Mitchell, T. McClory, J. Gioioso

NEXT MEETING: THURSDAY AUGUST 24, MERRITT ROOM 7:00 P.M.

1. Chairperson, Ms. Bayer, calls meeting to order
2. Agenda review
3. Meeting Minutes vote
 - a. MSAC member Brian Charville suggested the attendees be added to the meeting minutes. Members agreed.
 - b. Motion to approve, seconded, motion carried.
 - c. Minutes forwarded to town clerk by Chairperson Bayer
4. Best practices on communications with ND and WSD
 - a. Chairperson J. Bayer and Selectman Dick Dalton met on 7/24 with Doug Strauss, Nanci Horn and Ted Tye to discuss responsibility and function of the MSAC as well as to share the process and progress.
 - i. The MSAC process;
 - Identify opportunities/concerns
 - Establish sub-committees
 - Discovery/fact finding
 - Sub-committee presentations of facts and recommendation
 - MSAC approved advisement communication with the Board of Selectmen
 - Follow up with residents and related parties on outcome
 - b. Outcome: Subcommittees are welcome to reach out to the following representatives;
 - i. Sub-committee: Berm improvement and compliance – Doug Strauss
 - ii. Sub-committee: Noise Management Improvement – Nanci Horn
 - iii. Sub-committee: Traffic Improvement – Ted Tye, Doug Strauss, Nanci Horn

- iv. Sub-committee: Updating on the development of building 1350 – Doug Strauss
- v. Sub-committee: Advisement on financial impact – Ted Tye
- vi. Sub-committee: Advisement on potential Theatre/Cinema proposal – Info on hold, no current proposal for inquiry.
- vii. Sub-committee: Parking – Doug Strauss

5. Sub-committees provide update on progress with Discovery;
 - a. Berm update: Sub-committee coordinator Brian Charville;
 - i. Design standards have been emailed to the sub-committee members
 - ii. Will coordinate berm tour with Doug Strauss
 - iii. Possible outreach to all abutters mid-Sept. (after vacation months)
 - b. Building 1350: Sub-committee coordinator Brian Charville;
 - i. Aug. 1 update promised
 - ii. Oct. ground breaking is scheduled
 - iii. Ongoing design reviews by consultant
 - iv. Chairperson Bayer asked if we are monitoring what is going on at this juncture and Brian Charville replied yes.
 - c. Traffic: Sub-committee coordinator David Breen;
 - i. Speed bumps installed and replaced
 - ii. New lower height speed bumps with a more gradual incline have replaced the first sets installed.
 - iii. Good feedback on new speedbumps
 - Other comments;
 - UPS driver was stopped using exit 43 and was stopped. The driver stated he was unaware of the rule. Chief Breen spoke to the GM
 - Chief Breen reached out to Paul Steadman District Director MADOT a few weeks ago. No return call yet.
 - i. Will inquire about tweaking the lights
 - ii. Possibly installing adaptive technology lights although quite expensive they currently have actuated technology.
 - iii. Dick Dalton suggested contacting Brad Jones for funding.
 - MSAC member Sal Yerardi stated that the July 30, 2013 plans for PH2 showed the dark line for the retaining wall being labeled “segmented block retaining wall” and “steel guardrail”. Observation: residents state that the line of

sight is not safe for cars taking a left turn onto Heather Dr. The wall is too high.

- iv. Wally McKenzie noted that National Development was originally going to pay for all the traffic improvement but the Federal government stimulus money paid 5.5 million. Suggested National might be willing to contribute a significant amount since it will assist them.
- d. Financial Impact: Sub-committee coordinator Gene Covino;
 - i. Next piece is to get arms around current state
 - what happened?
 - how is this affecting town budget?
 - ii. will have numbers/graphs prepared
 - iii. will speak to dept. managers, chiefs and town administrator
 - iv. MSAC P. Doucette commented that it is time to look at how MarketStreet is performing vs. what was proposed.
 - Other comments;
 - Bob Curtain stated “far exceeding projections”
 - Details needed/important to answer resident concerns why the taxes are not going down with the success of MarketStreet
 - Details to explain where revenue is going
 - i. Fields
 - ii. Purchased a home in the center
 - iii. Incremental costs for police and fire
 - iv. Account for where incremental funds have gone so the public will understand where these funds are going
- e. Noise: Sub-committee coordinator Paula Parziale;
 - i. Meeting is scheduled with Nanci Horn Mon. 7/31
 - ii. Questions/inquiries have been prepared by the sub-committee for meeting with Nanci Horn
 - iii. Follow up with the conservation commission regarding land in question for dumping snow once meeting with Nanci Horn is final.
- f. Theater/Cinema: Sub-committee coordinator T. McClory;
 - i. Absent at meeting, no update given.
- g. Parking: Sub-committee coordinator Sal Yerardi;
 - i. A handout of the proposed plan/location for the garage and suggested alternate locations was given to the MSAC members

- ii. Colonial Village concern: do not want a garage on proposed site
 - iii. Garage location is directly in front of residences. Garage proposal is to be 3 levels and 383 vehicles.
 - iv. More logical location is behind Wahlburgers or Whole Foods
 - Neither location has abutters
- 6. Best practices in documenting resident feedback;
 - a. MSAC member Jocelyn Fleming suggested preparing a document for listing concerns of residents.
 - i. Chairperson Bayer asked Jocelyn Fleming to create a document and present at the next meeting.
 - ii. Selectman Dalton stated that the MSAC will react to issues/concerns as they are proposed.
 - iii. MSAC members discussed a residents meeting, how to move forward;
 - Advertise in newspapers re: abutters meeting to voice concerns
 - Chairperson Bayer suggested agenda items for resident meeting to include the following;
 - Noise
 - Berm
 - Traffic
- 7. Public Comment;
 - a. Alan Dresios
 - i. Regarding signs, traffic flow changed quite a bit
 - ii. Can't park behind Wahlburgers because of barriers, backing up cars along the main road
 - iii. Supports detailing where the funds are going
 - iv. MSAC should get a better understanding of by-laws and design standards.
 - v. Meeting minutes should be available the weekend prior to next meeting allowing attendees a chance to research topics so they can attend prepared.
 - b. OTHER COMMENTS;
 - i. Chief Breen: Procedurally: send meeting minutes via email vs. print out copies for our meetings.
- 8. Meeting adjourned at 8:15 p.m.

