

## **Economic Development Citizens Advisory Committee**

Robert A. Carroll, Co-Chair  
Jane Chmielinski, Co-Chair  
Michael Lucerto, Secretary  
Lisa Alberghini  
Margaret Carr  
Brenda Christopher  
Joseph Clark  
Diane Macken

1.24.2017

### **CBD Masterplan Comments on Implementation & Appendices [DRAFT]**

On January 5, 2017, the EDCAC met to review the CBD Masterplan Draft 2016 that was prepared by MassDevelopment and its consultant team and to provide comments for the Winthrop Town Council. After a joint meeting with the Town Council where the comments were reviewed, the comments were sent to the consultant team to be incorporated in a CBD Masterplan revision as directed by the Town Council. A meeting with both the consultant team and EDCAC was requested by the Town Council. That meeting request was changed to a conference call for expediency, time /date TBD.

The list below represents part two of the CBD Master plan comments, which were discuss/generated at the 1.24.2017 public meeting and focuses the implementation & appendices portions of the report.

### **Bob Carroll opens up at 7:10pm**

#### **Present:**

Bob Carroll  
Michael Lucerto  
Lisa Alberghini  
Margaret Carr  
Jane Chmielinski  
Judy Pradell

#### **Absent:**

Joseph Clarke  
Diane Macken  
Brenda Christopher

Bob Carroll:

- Opens with mission of the evening.

Other Comments Update:

- Consultant team received it. Push back to meet with us. Question of resources and time to join with us tonight. Suggested that a conference call take place instead. There is a need to determine a timeframe for when we should have this conference call.
- Bob recaps the conversation with Amanda from MassDevelopment
  1. Thank us for the comments
  2. Apologized for the report (content and state) that it was still in draft form and not ready for mass consumption
  3. Plan was to end in December ...but now hard stop in March
  4. Written comments asked for on the rest of the document
  5. Consultants will take comments and make a matrix of feedback...Bob fears that the comments might be pushed to the appendix...in which case we (EDCAC would view that as a failure)

Lisa: Matrix by consultants: Why were things incorporated or not? Should be a discussion.

Peggy: Worried consultants needed more information and it needs to be a dialogue.

Lisa: TC was clear what needed to happen next. Don't understand why the consultant team is pushing back. Not a terribly respectful or coordinated response.

6. Pushback on executive summary.
7. Pushback on scenario 5 as it was not in scope. That doesn't mean it can't be explored. Even if it was out of scope of work they could make reference to Scenario 5.

Lisa: Scenario 5 should at least be referenced since it was strongly suggested and discussed at nearly every EDCAC meeting, even though it was not in the consultant's scope.

Jane: Agrees.

Lisa: if our name is on it, it should reflect our comments.

Peggy: Not a master-plan. Master Plan v Visioning

Bob: Desire is that our comments make it into the master plan doc before our names go on it. Not ready for consumption v yet not wanting to make it better and waving the flag.

Lisa: Public comment incorporated more than EDCAC, business community, others who attended our meetings, etc., which is a concern. How does the living document continue to be living?

ACTION: Schedule the call (Consultant Team). How about Thursday February 2<sup>nd</sup>, 4pm? Friday February 3<sup>rd</sup>, 4pm?

### **General Comments (On Implementation):**

1. Add Introduction to this section w/ key excerpts from Mass Housing & Development Appendix
  - a. Choosing a development organization
  - b. Dedicated Staffing
  - c. Process Transparency
  - d. Clear Communication (internally and externally)
  - e. Importance of Clear, Achievable Goals
  - f. Proactive Process

**Lisa: Implementation is most important. Plan will sit on shelf otherwise. Who is going to be in charge of implementation? What is the organizational structure?**

**Michael: Educate, must publish key findings to disprove myths v truths.**

**Lisa: On middle school tours: Interesting, but need issue an RFP when ready and actively go to development community rather than showing it randomly...also, state Town goals in the RFP.**

### **Page 107**

2. change title "Implementation Action Items: Short Term"
3. create second chart "Implementation Action Items: Long Term"
4. Is a Parking Study required in short term? Is the information contained in report sufficient?
5. Calibrate infrastructure upgrade/repairs with new CBD zoning and Middle School potential in mind, (not just 80% of current zoning)
6. Is a Traffic Study required in the short term?
7. Define "development-ready", or provide reference to later page.

### **Page 109**

8. Define "Housing Production Plan", or provide reference to later page.
9. Define "Retail Visioning", or provide reference to later page.
10. Define "Main Streets Program", or provide reference to later page.

### **Page 114**

11. Include 40R as a development option for the site, as discussed.

Strike 40B. Doesn't fit.

Prioritize projects and staffing needs to achieve those goals.

### **Appendix - Code Report**

12. The assumption that no work to make the building fully accessible (exits and toilet rooms) is not in the spirit of a community facility, financial risk.
13. Executive Summary – only scheme 4 requires new construction code compliance?
14. Executive Summary – building height and area, scheme 4 only?

### **Page 1**

15. "as-is" assumptions for the gymnasium & auditorium are problematic, financial risk.
16. Assumption that HazMat in the building are in exempt amounts is problematic, financial risk. Understood that it is an unknown at this point, but should be excluded from exercise, not assume to be ok.

**Page 2**

17. 33% could be likely given the low value of the building.

**Page 3**

18. Bathrooms in auditorium have not been renovated in multiple decades. It is unlikely they are sufficient to support future community use. (Scheme 1,2&3)

**Page 4**

19. Bathrooms in auditorium have not been renovated in multiple decades. It is unlikely they are sufficient to support future community use. (Scheme 1,2&3)

**Appendix - Opinion of Values Report**

20. Add cover sheet
21. Add executive summary (state purpose & methodology)
22. Add page showing all side by side for quick comparison matrix/chart.

**Appendix - Department of Housing and Community Development**

23. Add cover sheet

[end of comments]

Michael send draft to Bob. Bob to send to consultants.