

EDCAC Meeting Minutes

February 2, 2017

4:00pm-5:30pm

Conference Call with Consultant Team & Town Managers Office

Town Hall Meeting Room 1st Floor

Present;

Bob Carroll

Jane Chmielinski

Michael Lucerto

Brenda Christopher

Lisa Alberghini

Peggy Carr

Judy Pradell

Absent:

Diane Macken

Joe Clark

Others in attendance:

Joe Domelowicz (Town Manager's Office)

Amanda Maher (MassDevelopment)

Michael Wang (Form & Place)

Josh Fiala & Cynthia Wall (MAPC)

Purpose: To get the comments from the meeting with Town Council incorporated into the Master Plan.

Consultant team was not able to meet with us in person or after work hours so we had a day conference call.

Start of call 4:05:

EDCAC presented comments and questions to the consultant team.

Bob Carroll: Concerned that comments/revisions of the EDCAC would be relegated to the back of the document as an Appendix.

Brief discussion about executive summary and need for one within the document. Consultant team agreed to produce one.

Amanda Maher: Promised EDCAC that most of the comments will make it directly into the Master Plan document and not in the appendix. However, points of feedback from meetings without the consultant team would not be considered.

Amanda Maher: Recognition that EDCAC might want to explore option 5 (greater development), the rink, or Viking Gardens but that was not part of the consultant team's scope and as such will not be going in the document beyond reference.

Peggy Carr: Tough to have our (EDCAC) names on a document which doesn't reflect the work we have completed or truly articulates what our opinions are. Which is why the EDCAC was so concerned about the draft and what is incorporated and what is not incorporated. Seems like we will have to decide if our names go on or not after we see the final document and how things are incorporated.

Amanda Maher: Shared that she was told that the EDCAC wanted a recommendation in the Master Plan on which development scenario to go with.

Bob Carroll: This was not our intention and even if it was, the scenarios that were chosen would not have been the one that we would have put forth as the "best case" for development on the middle-school site. We believe the scenarios should be presented in pros/cons chart form and up to Town Council to weigh in on the benefits/costs to each. Also, where appropriate, it will highlight what areas need further study and/or areas to seek funding.

Michael Lucerto: The process is getting in the way of the community feedback given at the other meetings the EDCAC held. One big example of this was the branding of Winthrop and its marketing reach beyond the borders of town. Many came to our meetings and expressed a brand and marketing reach deficiency, yet this will not be documented in the Master Plan as a challenge.

Michael Wang & Lisa: Discussed the viability of 40R for the middle school site and why it was not incorporated into the Master Plan Draft. The EDCAC still feels like this is a strong option for the site moving forward.

General Comment: It seems that the consultant team is not clear who their client is. As such they are also uncomfortable about including information that they were not present for (basically any meeting outside of the Visioning sessions). This is a failure of the process, as the EDCAC, Center Business Owners/Center community, and Town Council have had multiple meetings about the CBD and middle school site which are unlikely to make it into the document. It's of the opinion of the EDCAC that this gives too much weight to the comments made in the visioning session when the committee was not given the opportunity to lead and/or participate in some cases, during the discussion of certain topics.

There is also a strong sense that this consultant team simply wants to wrap up the project. MassDevelopment noted on the call that there is an absolute end date of March 1 and that funding hard run out. Bob Carroll noted that, based on direction from both the Town Council and Town Hall, addition funding could be made available to appropriately complete the document if required. The EDCAC will continue our work and offer amendments as part of the idea that this document will be a "living document" and will need more work in the future.

End of call 5:30