



**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to appoint Michael Greco to the position of alternate member of the Historical Commission with a term expiring June 30, 2019.**

**4. Overview of Pension Fund Strategy – David Kornwitz**

Mr. Kornwitz, Retirement Board Chair, and Ms. Strother, Town Finance Director, joined the Board.

Mr. Kornwitz reviewed his presentation. He stated that based on a 2012 Pioneer Institute Study, pension boards across the state had been tasked with using more rigorous return assumptions and accelerate the rate they pay down unfunded liabilities. He stated that eventually the retirement board would like to move to a more conservative portfolio in the future. He discussed how his board sets the investment rate assumptions. He reviewed the rate of return over the past three years and the expectations over the next several years. He provided an overview of the funding schedules adopted by the Town and towns across the state. The Board discussed the presentation and the Town's pension fund and its valuations.

**5. Authorize Submission of OPM Selection Form to MSBA**

Mr. Ulfelder reviewed the process of completing the Attachment A form and the necessary step of having the Board Chairman sign the form for submission to the MSBA. He noted that the MSBA's process is straightforward and easy to document.

**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize the Chair to execute the MSBA Attachment "A" form for the purpose of recommending that the State approve the hiring of Compass Project Management as its Owners Project Manager for the Hardy-Upham School project.**

**6. Discuss SPED Stabilization**

Mr. Morgan provided a brief background regarding the fund with respect to fluctuations of monies received from the state and the establishment of the Town's SPED stabilization fund. He reviewed the current state balance in the SPED account and anticipated funding from the state for the year. He stated that based on meetings with the School Committee the Boards would suggest to Advisory that the Town appropriate and additional \$500,000 into the SPED Stabilization Fund from free cash.

The Board discussed the fund and the request for additional appropriation of funding.

**7. Discuss Delanson Circle & 148 Weston Road Project Proposals**

Mr. Sheen and Mr. Brown, developers for the project joined the Board. Mr. Sheen provided an overview of the Delanson Circle project updates since last meeting with the Board. He stated that his team had discussions with abutters and other groups and their concerns had been taken into consideration. He reviewed the purchase of two additional parcels of land located on Hollis Street to be incorporated into the Delanson Circle Development. He stated the units currently on the site would be maintained and sold as four affordable units; the project had been revised to a total of 35-units of condominiums. He further reviewed the updates to the plan for Delanson Circle. Mr. Brown provided additional details to the revised projects. He stated that the density shift remains the largest revisions from the original 40B proposal. He further reviewed changes to the parking structure, set back, size of units, and overall design. The Board commented on the updated design.

Mr. Zehner, Town Planning Director, and Mr. Harrington, Town Counsel, joined the Board. Mr. Harrington stated he was in the process of reviewing zoning changes and possible development agreement language if the Board is supportive of the alternative site designs for both Delanson Circle and Weston Road.

Mr. Hill, attorney for the College Heights Association, came before the Board. He stated that the association had meetings with Mr. Sheen and the team and had been negotiating changes to the design. He stated he believes the concept had improved and would prefer a binding commitment from Mr. Sheen regarding design details and construction management. He spoke to the specific design issues that the association had.

Ms. Andrews who resides at the Crestwood Condominiums, came before the Board. She stated that Mr. Sheen had met with the Condominium Trustees and had made agreements for widening Hollis Street without encroaching on the property. She stated she was pleased to hear that discussions had been moving in a favorable direction.

Mr. Weinstein, 40 Pleasant Street, came before the Board. He asked that the impact to the school zones in the Pleasant Street and Oak Street area. He stated his concerns with having heavy construction vehicle traffic in the area as it has become very busy with commuting vehicles. Mr. Sheen stated that truck routes would be including in the development agreement and that they would be traveling main roads not through neighborhoods.

Ms. Mortarelli, 134 Linden Street, came before the Board. She asked for clarity regarding the widening of Hollis Street and construction around the homes newly acquired by the developers.

Mr. Ulfelder asked for information regarding how the traffic flow had been addressed by the proponents. Mr. Sheen provided an update of the location of the garage entrance and exit, traffic control within the property, and pedestrian walkways. He noted that the reduction of units addressed the traffic concerns from the ZBA and peer review process. The Board discussed the updated proposal for the Delanson Circle site.

Mr. Sheen and Mr. Brown reviewed the updated details for the 148 Weston Road project. Mr. Sheen stated that the developers had been working with the abutter at 140 Weston Road to acquire approximately 20,000 square feet of land from the resident to add to the site of the project. He provided an overview of how the project would be revised by the acquisition of the land. He stated the house at 140 Weston Road is a historical home and would be maintained as part of the project. Mr. Brown provided updated details in the design of the plan and how it had been revised. He noted the total units had been reduced to a total 25 at 3 stories. He reviewed the landscaping, parking, and architecture details. The Board discussed the updated proposal for 148 Weston Road and the newly acquired property to be added to the project.

Mr. Cave, 144 Weston Road, came before the Board. He stated that if the project is approved he believed it would severely disrupt his life. He stated his concern that the proposed project supported by the Town would not take into account his interest and the impact to him and his family.

Mr. Tartari, 6 Simpson Road, came before the Board. He was concerned with the fire access for emergency vehicles to the rear of the property. Mr. Brown reviewed the fire access plan that was revised with input from the fire department.

## **8. Executive Director's Report**

Ms. Robinson briefly reviewed the items for the Board's consideration.

**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize the summer schedule of Town Hall Hours from July 1 to August 30 to be Monday, Wednesday Thursday 8 AM – 5 PM, Tuesdays from 8 AM – 6 PM, and Fridays from 8 AM to noon.**

**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to accept a gift of \$2,000 from the Friends of the COA for 2019 coffee supplies for the Mary Bowers Café.**

**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize the payment of \$2,031.03 from the SPED Stabilization Account to New England Medical Billing.**

**Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve a venue change request by Babson College for the Post Show Reception for Opening Night of Birdy on March 1<sup>st</sup> to the Upper Lobby/Bridge of the Carling-Sorenson Theater.**

**9. New Business**

Mr. Morgan stated the next regular meeting would be held Monday, February 11, 2019 at 7:00pm in the Juliani Room at Town Hall.

The meeting was adjourned at 9:25 pm.