

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to appoint Paul Criswell to the Municipal Light Plant Board with a term expiring June 30, 2019.

4. Discuss Development Agreement – Delanson Circle & 148 Weston Road

Mr. Harrington, Town Counsel, joined the Board. He reviewed the draft development agreement for Delanson Circle. He stated that the Town would seek to rezone the property at Delanson Circle and 12-18 Hollis Street at a Special Town Meeting before June, 2019. He stated that under the agreement the development would consist of no more than 35 units with no more than 75 bedrooms and would include 4 affordable units constructed at 12-18 Hollis Street. He noted that the attachments to the agreement would include the design and construction management plan that had not been finalized. He reviewed additional details within the draft agreement. The Board discussed provisions and asked for a number of edits to the draft agreement for the Delanson Circle project.

Mr. Sheen, the developer for the Delanson Circle project, joined the Board. He discussed specific provisions and responded to Board questions regarding the draft agreement. He reviewed the intention to upgrade Hollis Street as well as additional aspects of the proposed development. The Board continued to review and discuss the draft agreement.

Mr. Hill, attorney for the College Heights Association, came before the Board. He stated he had concerns with the draft agreement and had been working with Mr. Sheen. He reviewed several sections of the agreement that he believed needed additional language. He stated that he would have additional conversations with Mr. Sheen regarding his concerns with the draft.

Ms. Woodward, Planning Board Member, came before the Board. She stated the Planning Board had not reviewed the draft agreement. She reviewed her suggestions for provisions and language she would appreciate being added to the agreement.

Ms. Johnson, Chair of the Planning Board, came before the Board. She reviewed changes she would prefer to see within the agreement.

Mr. Harrington stated the language and terms of the draft agreement were relatively similar to the draft agreement for 148 Weston Road and edits received would be applied to both agreements. He reviewed additional details of the draft agreement for 148 Weston Road and possible revisions regarding the parcel at 140 Weston Road since a Purchase & Sale agreement has not been executed for this property by the Developer. The Board discussed the draft agreement and the development of the properties at 148 Weston Road and 140 Weston Road. Ms. Johnson stated her concerns regarding the zoning and re-zoning of the proposed projects.

5. Annual Town Meeting – Discuss Article Assignments and Board Positions

Mr. Morgan provided an overview of the draft article assignments. The Board reviewed the draft and discussed individual article assignments to prepare for Annual Town Meeting. The Board discussed its approach to taking positions on individual articles being presented by other boards and committees.

6. Discuss FY20 Budget Status

Ms. Robinson reviewed the updated information in the revised budget. She stated the draft remained out of balance by approximately \$486,000. She stated that Finance had included an explanation of the draft

regarding changes in spending. She noted the health insurance information for FY19 improved the outlook for budget and expected to have a sense of the new rates for the Board meeting on February 25th. She pointed to potential reductions and scenarios to assist in bringing the budget into balance.

The Board discussed the updated draft budget and strategies to reach a balanced budget.

7. Executive Director's Report

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

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of the December 19, 2018, January 22, 25 and 28, 2019 open session meetings.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize a transfer of \$39,860.99 from the parking meter replacement capital account to an expense account for traffic calming projects.

8. New Business

None.

9.0 Executive Session under G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, G.L. c. 30A, §§ 18-25 to discuss release of the minutes of December 19, 2018 Executive Session

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to enter into Executive Session under M.G.L. c 30A, §21 exception #7 to review minutes of a previous executive session. Furthermore, that Blythe Robinson be invited to participate in the meeting.

Jack Morgan – aye

Marjorie R. Freiman – aye

Ellen F. Gibbs – aye

Elizabeth Sullivan Woods – aye

Thomas H. Ulfelder - aye

Entered into executive session at 9:21 pm

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to close the executive session for the purpose of entering into a second executive session. The executive session was concluded at 9:30 pm.

10.0 Executive Session under G.L. c. 30A, §21(A), exemption #1 to discuss complaints or charges brought against a public officer, employee, staff member or individual. The Board will discuss the Open Meeting Law Complaint dated February 5, 2019 filed by Patrick Bryant

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to enter into Executive Session under M.G.L. c 30A, §21 exception #1 to discuss to discuss complaints or charges brought against a public officer, employee, staff member or individual. The Board will discuss the

Open Meeting Law Complaint dated February 5, 2019 filed by Patrick Bryant. Furthermore, that Blythe Robinson be invited to participate in the meeting.

Jack Morgan – aye

Marjorie R. Freiman – aye

Ellen F. Gibbs – aye

Elizabeth Sullivan Woods – aye

Thomas H. Ulfelder - aye

The Board entered into executive session at 9:31 pm.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to close the executive session and enter into open session for the purpose of adjourning the meeting.

The meeting was adjourned at 9:40 pm.