

Meeting Date: 1/30/2025

Members in Attendance: Committee members: Maggie Wilson, Morgan Salmon, Steve O'Donnell, Chery Tougias, Meredith Hall, Tom Callahan, Roxanne Musto, Mike Kelly, Richard Williams (via Zoom)

Meeting Location: Old Fire Station HQ

Time Meeting called to Order: 7:07PM

Time Meeting Adjourned: 9:30 PM

1. Call to Order

The meeting was called to order at 7:07 pm and began with committee member introductions.

2. Discussion/Approval – Committee Organization, Election of Chair and Vice Chair

After introductions, committee members deliberated candidates for Chair and Vice Chair.

Wilson nominated Morgan Salmon, which was seconded by Musto. Callahan said he supported Salmon's nomination as chair and volunteered to assist as Vice Chair. Tougias expressed support for Salmon as Chair and Callahan as Vice Chair.

Musto nominated Mike Kelly to serve as Vice Chair.

Members discussed the candidates for Vice Chair, including the need for town-wide perspectives and abutter perspectives for the use of Town Farm, communications with neighbors.

Committee members

Williams suggested that the Committee move to a vote on Chair and Vice Chair.

The committee began with voting on the nomination of Salmon for Chair. The committee voted by roll call:

- Wilson: Yes
- Salmon: Yes
- O'Donnell: Yes
- Tougias: Yes
- Hall: Yes
- Callahan: Yes
- Musto: Yes
- Kelly: Yes
- Williams: Yes

The Committee then voted on the nomination of Callahan for Vice Chair. The committee voted by roll call:

- Wilson: No
- Salmon: No

- O'Donnell: No
- Tougias: Yes
- Hall: No
- Callahan: Yes
- Musto: No
- Kelly: No
- Williams: Yes

Musto nominated Kelly for Vice Chair, seconded by Hall. The committee voted by roll call:

- Wilson: Yes
- Salmon: Yes
- O'Donnell: Yes
- Tougias: No
- Hall: Yes
- Callahan: Yes
- Musto: Yes
- Kelly: Yes
- Williams: Yes

The Committee discussed the background information they would find helpful in future deliberations regarding the Town Farm. Items requested included:

- background on the Pulte sale proceeds and how that funding has been used;
- background on legal framework regarding the Pulte sale proceeds and restrictions on how the proceeds are used;
- any discussions and feedback provided by the Attorney General's Public Charities Division on allowed uses of the site;
- geotechnical reviews of the site or past surveys of the site;
 - o Members noted that there may be information in the Pulte/Woodlot project files and proposals, particularly the design for the stormwater retention system
- Housing Production Plan;
- The Town's status as it relates to state requirements for affordable housing;

The Committee requested that Town staff contact the two proposers to confirm whether the submitted proposals may still be considered by the Town since they were submitted in February 2024.

Chair Salmon noted that other uses of Town Farm was on the agenda, but suggested the Committee return to that discussion at a future meeting, noting there may be interest in alternatives to the amount of multifamily housing on the site that was proposed.

Tougias requested that members think about what impacts abutters raised, for example if there are concerns about traffic, what kind of information does the Committee need to inform their decisions.

The next meeting date was set for the site visit on February 22 and March 12 for a committee meeting.

A motion to adjourn was made and supported by acclimation.