

**WEDC MEETING MINUTES**  
**FRIDAY NOVEMBER 11/14/14**  
**Approved**

Present: Chairmen A. Letizio

Members: C. Roberts, R. Valentine, P. Gosselin, Noel Lyons-Baker, D. Morris, B. Higgins, J. Coburn, B. Breton, E. Gallagher

Excused: L. Scott, M. Oldenburg

Non-Voting but present: J. Desilets

Chair A. Letizio opened meeting at 8:00am with Group Pledge of Allegiance

A. Letizio first announced the resignation of J. Coburn's service to the committee. The committee very appreciative of Jim's service as he was a valued member. R. Valentine made motion to accept resignation 2<sup>nd</sup> by B. Higgins 8-0-0 (only 8 in the room at that time) Committee began to review meeting minutes from 11/7/14 meeting; R. Valentine asked that we wait to approve minutes as he had not had a chance to review them yet and he asked that I email them out again.

**Discussion & motions about Planning Board requests for proposal of re-zoning of Market Square District.**

There was much discussion about the meeting which occurred on 11/12/14. The Planning Board had additional requests and questions that needed to be answered. There were handouts distributed, including a draft answer to all the requests of the Planning Board which was provided by Paul Gosselin. L. Scott also provided a chart that compared VCD, MS District and PBT per the Planning Board's request. She also included notes from the meeting. After much discussion from board members about all of the information provided and the questions asked of the Planning Board which was as follows:

**1) Traffic Study/Design Review**

Motion made by R. Valentine to move ahead with proposed ordinance without completing traffic study and without a design review/re-review because each activity is premature at this time; motion was seconded by B. Breton. **10-0-0 Vote**

**2) Building Size/Tenant Size**

This was a very lengthy discussion we discussed P. Gosselin's notes on the subject we also looked at Laura's comments. The WEDC recognizes the issue of wanting a certain type of tenant in our development to please the community. We talked much about the Lynnfield comparison and the Mashpee comparison. J. Desilets had numbers from each that we compared. Paul talked about the word "big box" can be deceiving when defining tenants. After much discussion over this issue the following motion was made:

R. Valentine made motion to limit the tenant size to 25,000 SF with no building size limitation. This motion was 2<sup>nd</sup> by B. Breton **10-0-0 Vote**

### **3) Public Space**

There was discussion among members about how much public space for common areas should be required and again J. Desilets had information on Lynnfield and Mashpee, we discussed 5,000 square feet and 10,000 square feet. B. Higgins asked whether we should allow for playground or “jungle gym” type areas and other members of the committee said the “details” would be better left for the Planning Board after the fact. A motion was made:

R. Valentine made motion to require a minimum of 10,000 SF areas for pedestrian walking and common area, this was 2<sup>nd</sup> by E. Gallagher **10-0-0 Vote**

### **4) DOT Access Area**

P. Gosselin recommended that we reconfirm in writing from the DOT of the access options and that there are indeed 2 currently so that we can clearly present what is available. It was also mentioned that the plans are also available online. Motion made

R. Valentine made motion for WEDC to confirm with the DOT in writing to show that there are 2 access points available, 2<sup>nd</sup> by E. Gallagher **10-0-0 Vote**

And finally there was one last motion made by R. Valentine to authorize the Land Use Subcommittee to incorporate changes made at today’s meeting into proposed ordinance, and to make other housekeeping changes as may be needed. 2<sup>nd</sup> by E. Gallagher **10-0-0 Vote**

Motion by B. Higgins to adjourn, 2<sup>nd</sup> by R. Valentine **10-0-0 Vote**

Meeting adjourned at 9:17am