

Town Council Sub-committee
Future Use of 260 Foreside Road - Meeting Minutes
Town Office – Large Conference Room
June 28, 2016 – 4:00PM

Members Attendance: Caleb Hemphill, Charlie McBrady, and Ned Kitchel

Others in Attendance: Nathan Poore (Town Manager), Theo Holtwijk, David Gooch, Mara Sanchez.

The meeting was called to order at 4:03PM

1. Review of Draft Minutes

The draft minutes of the May 25, 2016 meeting were approved as written.

2. Review Draft Public Input/Council Decision Process

The committee reviewed the draft outline that staff had prepared. Theo confirmed that the funding source of the original acquisition in 2007 was from the available fund balance from 2001 land acquisition referendum authorizing spending \$1.5M for open space and/or land for any other municipal use. He also explained the LWWCF use restrictions that apply to Underwood Park.

Theo also stated his concerns with the draft process. He believed that if the Council wanted to set required parameters for the use of the site, then the public event should not explore a “blank slate.” He also felt that having the public do site plan layouts at the public event may be asking for too much in too little time.

One option would be to create more green space that could be added to Underwood Park. Another option was to do some residential development.

There was some discussion about the rear of the Doughty property and the dead end roads that access Johnson Road. Ned was wondering if there was any Council interest to recover the investment made in 2007. Theo suggested that if residential development was pursued this could be done as a “cottage” style development with smaller units. Charlie felt the Council may have wanted to use any sale revenues to invest in Underwood Park as an option. He wondered if any residential development would be done with the current zoning. Theo said that it made sense to wait for approval of the pending zoning amendments.

Nathan stated that the Harbor Committee has expressed a continued need for additional parking near Town Landing. He also commented on the LWCF restrictions and mentioned that he had heard from a Conservation Commission member that rising ocean levels may also point to the need to create more parking. He mentioned that the Town had been approached by a citizen with a request to use the site for temporary 1-day parking for a reunion event.

The committee discussed the “no parking” signs along the street that members had observed on Sundays. They appear to be related to the nearby church.

Nathan suggested that a traffic engineer be engaged to evaluate the current demands and projected needs for parking and identify what, if any, other solutions could be offered for that. Caleb suggested that perhaps the existing parking at Underwood Park could be expanded. Charlie noted that backing out into the street should be avoided, but agreed that that parking could be made more useful.

Caleb stated that the site was a deep lot and had a lot of potential. David Gooch suggested including an enclosed dog run.

Theo said that based on the discussion he could update the draft process. Nathan asked how the committee felt about doing first a parking study to help settle the parking need question. The committee agreed to float this idea by the other councilors at the upcoming Council retreat.

The committee felt it was a good idea to flag the boundaries of the property. Theo offered to provide the committee with some development examples that may be appropriate for a site such as this one.

The committee agreed not to set a new meeting date pending completion of the parking study. Nathan stated it was good for the committee to take its time with this effort and be methodical about it.

Mara Sanchez stated that she had the utmost respect for the committee and the way it is going about it. She felt that there are various demands and that compromises will have to be made. David Gooch suggested that, besides an enclosed dog run, an ice skating opportunity could be created at the site.

4. Next meeting

The committee did not set a new meeting date.

The meeting adjourned at 5:06 PM

Draft Minutes prepared by Theo Holtwijk, July 15, 2016