

Present

Bilal Ansari, Van Ellet, Cheryl Shanks, Catherine Yamamoto (chair); Absent: Charles Bonenti, Leigh Short

Also present: Cariol DeMayo, Richard DeMayo, Andrew Hogeland, Kevin Kennefick, Bob Scerbo

Ed Damon (Transcript); Stephen Dravis (iBerkshires), Martin Filion (Willinet)

**Business**

1. Minutes

The minutes of the July 2 meeting were approved 3-0-1. Bilal moved, Cathy seconded.

2. Updates on the status of RFPs

A. Peter Fohlin has received our draft RFP to hire a consultant, and Cheryl will be meeting with him on Thursday to go over the next steps. The plan is to send it out to several consultants by the end of the week.

B. Several specific consultants have been suggested, specifically Jennifer Goldson, Connie Krueger, Peter Smith.

C. To review, the pencilled-in schedule would be to send out the RFP July 12, meet to answer possible questions July 23, review RFPs August 6.

3. Updates on the status of sites

A. 59 Water St

It is unclear whether the letter from OTO is enough, but their "response action outcome" was filed June 18th, and while there has been no reply yet from the state, there is also no uncertainty as to the outcome.

B. PhoTech

The river is still above normal. Todd Curtain and Nancy Milky from Tighe & Bond say that the river needs to be at (or below) normal. Final sampling therefore has not yet happened.

C. Lowry & Burbank

The committee reviewed the reasons it asked the Selectmen to trigger the Conservation Commission process.

1. Transfer has to happen before any specifics can be generated by actual third-party developers, and specifics were requested before the next town meeting

2. ConCom is the authority on this question, but while every other committee has discussed transfer of Lowry to the Town, the ConCom has not, and has said it needs a request to act.

D. Cheryl drew a flow chart outlining the legally required steps to develop various categories of property in town, and indicated where the AHC was on the flow chart.

#### 4. Remarks

A. Bob Scerbo said that "chapter" 97 on the flow chart should be "article" 97. He said that the flow chart made the process look easier than it was, and might have skipped a major step. He advocated that the committee look at private land.

B. Kevin Kennefick said that any truly flood-avoiding development at Photech would have a big impact on the Mill St neighborhood. He requested attention to the fact that PhoTech is substantially in the flood plain and that the Mill St community has historic integrity.

C. Dick DeMayo said that there is a misconception that a significant amount of land at the Photech site is outside the flood plain. He recommended starting not with the land but with people's needs.

D. Carol DeMayo said that five families on Mill St are multigenerational, and that they have been overlooked because they are in rental properties. She said that the water main on the Photech property line is central to any future development.

E. Andrew Hogeland said that the chart did not make clear how much time the multiple RFP process takes, and that land is either in or out of conservation supervision, which could not be "temporarily suspended." He recommended not waiting until Lowry could be included as a site before sending out RFPs for 59 Water and Photech.

F. Kevin Kennefick asked Bob Scerbo what the cost would be to a prospective developer of doing the background studies necessary to get a realistic RFP together. If it's an investment, how much is that initial investment? Bob Scerbo said that it could range from zero to a lot and was up to the developer.

Documents consulted: flow chart Cheryl drew.

**Next meeting: July 23  
(to answer consultants' questions)**

**then: August 5  
(to review RFPs)**