

BOARD OF SELECTMEN MEETING

Monday, September 23, 2019

Chairman Gregory B. Bendel called the meeting to order at 6:15 p.m. in Room 9 of the Town Hall. Present were Selectmen Kevin A. Caira, Jonathan R. Eaton, Michael V. McCoy and Jomarie F. O'Mahony.

Chairman Bendel entertained a motion to enter Executive Session for the purpose of discussing strategies with respect to litigation in accordance with Chapter 30A, Section 21(a)3 as an open meeting may have a detrimental effect on the position of the Town as determined by the Chairman and upon conclusion of the Executive Session the Board will reconvene in open session. He asked for a motion. Selectman Eaton made a motion as described by the Chairman.

At that time Janice Sawyer raised a point of order and questioned the basis for the Executive Session stating that the agenda posting did not have the specificity required and went on to state that citizens must have forty-eight hours (48) notice. She read from a prepared statement. Chairman Bendel requested that Town Counsel Mark Reich, Esq., and Town Manager Jeffrey Hull be present to discuss the matter. Attorney Reich stated that the degree of specificity required for notice of an Executive Session has been an ongoing issue of discussion with the Attorney General's Office. Some communities list all the cases or matters to be discussed in Executive Session while other communities take a similar approach to the one taken by Wilmington. Selectman McCoy asked for clarification about the specificity required.

Ms. Sawyer referenced case law and stated that the Attorney General requires more specific reference to the matters being discussed. Town Manager Hull stated that it appeared likely entering Executive Session would be challenged and that the more prudent approach would be to withdraw the motion.

Chairman Bendel asked for a withdrawal of the motion to enter executive session. Selectman Eaton withdrew his motion which was seconded by Selectman O'Mahony. Board members voted unanimously to withdraw the motion to enter Executive Session. No further action was taken pending the scheduled agenda at 7:00 p.m.

Chairman Gregory B. Bendel reconvened the meeting at 7:00 p.m. in Room 9 of the Town Hall. Present were Selectmen Kevin A. Caira, Jonathan R. Eaton, Michael V. McCoy and Jomarie F. O'Mahony. Also present was Town Manager Jeffrey M. Hull.

Chairman Bendel asked those present to rise and he led the pledge of allegiance.

TREASURY WARRANTS

Chairman Bendel asked for a motion to accept the Treasury Warrants. A motion was made by Selectman Eaton, seconded by Selectman O'Mahony and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen accept Treasury Warrants 11, 11A, 12 and 12A.

**SOHAN SAINI, ON BEHALF OF SUMANBEERA, INC. DBA MICHAEL'S PLACE, RE:
PUBLIC HEARING RELATIVE TO AN APPLICATION FOR CHANGE OF
OFFICERS/DIRECTORS/LLC MANAGERS AND ALTERATION OF PREMISES FOR THE
ALL ALCOHOL – RESTAURANT LICENSE FOR PROPERTY LOCATED AT 110 LOWELL
STREET**

Selectman McCoy recused himself from this agenda item and left the meeting room.

Attorney Joseph Edwards was present representing the applicant and advised that the restaurant was purchased by the Saini family in 2015. The restaurant was closed briefly to make updates and a bar was added. Officers were added and noted that they are all family members and do not own stock or a percentage of the corporation. Mr. Edwards reviewed the officer's names and position. He advised that the receipts from the certified mailing were provided to the Recording Secretary.

Chairman Bendel asked if there were any questions or comments from the Board.

Selectman O'Mahony asked whether there were any abutters in the audience and there were not.

Selectman Eaton asked what other changes the patrons can expect to see, other than the addition of the bar, when they return. Mr. Edwards stated that they have had a full liquor license and a bar was added to make it more convenient for patrons who prefer to sit at the bar.

Selectman Caira asked whether the hours of operation have changed and was advised that they have not. Selectman Caira asked about the officers and was advised by Sohan Saini that Beera Ram has been the sole officer.

Selectman Caira inquired about Michael Zarella as he has been referenced as the manager and asked what his role is. Mr. Saini advised that Mr. Zarella had been hired to oversee operations when Mr. Saini is not present.

Selectman Caira stated that, although he has not yet been to the restaurant, he was advised there is a jukebox in the restaurant and asked Mr. Saini to confirm. Mr. Saini advised that it is not a physical jukebox but patrons can access the company through their phones to play songs. Mr. Saini was advised that a jukebox requires an Entertainment License and the jukebox should not be accessible until a license is obtained. Mr. Saini asked about having a television and was advised that the television would be part of the application for an Entertainment License.

Selectman Caira stated that the Board was aware that the restaurant had a vent issue and asked whether that had been corrected. Mr. Saini advised it has been corrected and appropriate Town departments have inspected and approved changes to the restaurant.

Town Manager Hull stated that he had a few questions relative to the restaurant. He asked to confirm the name of the manager and was advised by Mr. Saini that his younger brother, Beera, is the manager. Town Manager Hull asked the hours of operation and was advised that they are open 11:00 a.m. to 10:00 p.m., Sunday through Thursday, and 11:00 a.m. to 11:00 p.m., Friday and Saturday. Town Manager Hull followed up on that question by asking how many hours the manager, Beera Ram, is on site. He was advised by Mr. Saini that Mr. Ram is on site approximately 35 to 37 hours. Mr. Edwards stated that if the Town believed it was necessary, Mr. Ram could increase his hours. Town Manager Hull stated that the manager should be on the premises a substantive amount of time, whereas the restaurant is open 79 hours he believes the manager ought to be on site at least 45 hours per week.

Mr. Edwards offered comments that there are assistant managers who know how to contact Mr. Ram if necessary and stated that the manager takes a vacation once in a while.

Town Manager Hull asked when the restaurant was closed due to the ventilation issue and was advised that on the first day of reopening a motor blew which required the fire department to respond. Mr. Saini advised that the incident did not require the restaurant to shut down. He stated that the restaurant closed because they ran out of food.

Town Manager Hull stated that he spoke with Inspector of Buildings, Al Spaulding, who advised that he had not received information regarding work that needed to be done to the disabled unit and was advised by Mr. Saini that the motor was replaced. When asked whether the wiring inspector had been consulted Mr. Saini stated not to his knowledge because he changed the motor and he did not believe it was necessary. Mr. Saini likened the repair to one a homeowner may make. Mr. Edwards stated that, if the Town Manager believed it was necessary, they would ensure the inspector was contacted. Town Manager Hull stated that the Inspector of Buildings should be contacted to determine whether the unit needs to be inspected.

Town Manager Hull asked whether the establishment remains Michael's Place. He stated that there has been suggestion that the establishment is Michael's Place Bar and Grill. Mr. Saini stated that it remains Michael's Place.

Town Manager Hull stated that the manager and officers of Michael's Place needed to be mindful of the Board of Selectmen Rules and Regulations. He asked whether they expected to allow dancing and was advised that they do not.

Chairman Bendel requested that Mr. Saini follow up with the Inspector of Buildings and asked when residents can expect that they will be open. Mr. Saini advised that they expect to open on Wednesday or Thursday.

Chairman Bendel asked Town Manager Hull to review recommendations from applicable department heads. Town Manager Hull advised that the application was reviewed by Police Chief Joseph Desmond, Inspector of Buildings Al Spaulding and Health Director Shelly Newhouse and all provided favorable recommendations.

Chairman Bendel noted that this was a public hearing and asked if there were any questions or comments from the audience and there were none.

A motion was made by Selectman Cairra, seconded by Selectman Eaton and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen close the public hearing.

A motion was made by Selectman Eaton, seconded by Selectman O'Mahony and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the change of Officers/Directors/LLC Managers and the Alteration of Premises for the All Alcohol – Restaurant License for property located at 110 Lowell Street.

Selectman McCoy returned to the meeting room.

**ANDREW CHABAN, CEO, PRINCETON PROPERTIES MANAGEMENT, INC., RE:
INTEREST IN PROPERTY ON JEFFERSON ROAD FOR AFFORDABLE HOUSING
DEVELOPMENT**

Town Manager Hull advised that he was contacted by Mr. Chaban in early September who informed him that he had been speaking with the owners of the property on Jefferson Road and inquired whether the Town would be interested in development on that property for apartments and potential affordable housing units. Town Manager Hull suggested to Mr. Chaban that the best approach would be to have a meeting with himself, Valerie Gingrich, Planning & Conservation Director, and Chairman of the Board of Selectmen Greg Bendel. Town Manager Hull advised that the meeting was held mid-September where they listened to Mr. Chaban's ideas

for the property. Chairman Bendel suggested that Mr. Chaban be invited to the Board's meeting to present his ideas to the Board of Selectmen and to the public to determine whether there was interest.

Chairman Bendel welcomed Mr. Chaban to the Board of Selectmen meeting. Mr. Chaban thanked the Board of Selectmen for the opportunity to present his proposal. He advised that they are bringing a blank slate because they don't want to come with preconceived notions. He stated that he will provide information on his background and the company. Mr. Chaban stated that tonight will be a repeat of the meeting he held with the Town Manager, the Chairman and Ms. Gingrich to see if the board believes the idea has merit.

Mr. Chaban advised that the property is identified as 378-382 Middlesex Avenue and is currently owned by the Elia family. He provided information on Princeton Properties stating that it has been in business since 1973 and they still own the first 24 unit apartment building. Mr. Chaban stated that his business partner grew up in Lowell and has been in the Merrimack Valley his entire life. He stated that they are long time holders of real estate and own and operate 7,400 apartment homes. He stated that they have a previous history in the Town of Wilmington, having been the original developers of what is known as Avalon Oaks West and were property managers, until it was sold, for what is known as Regency Place. Mr. Chaban stated that, with the exception of one office building which they occupy across from Drum Hill Ford, the entirety of their company is apartment homes.

Mr. Chaban had a few slides as part of a PowerPoint presentation that provided examples of apartment homes they have developed in Chelmsford, North Andover and Westford. Mr. Chaban stated his company is familiar with a previous iteration for a proposed development of upwards of 285 market homes on this parcel. He believes there were several iterations on this parcel and other surrounding parcels in the past. He advised that they looked at the parcel when it was put under agreement and saw a significantly smaller apartment development there. That initial proposal did not materialize and Princeton Properties has had communications with the land seller about an apartment community of approximately 120 homes. Mr. Chaban stated that it is their desire to complete the development under the local initiative petition (LIP) under the Chapter 40B statute. He stated that they would only do the project as a LIP and would like to do it in partnership with the Town before approaching the Zoning Board of Appeals. Mr. Chaban provided information on what a LIP is.

Mr. Chaban acknowledged that the property has an array of riverfront and wetlands associated with it. Mr. Chaban described which parcels would be developed and stated that it is likely there will be two buildings constructed, one potentially with underground parking. He stated that their thought process has advanced since they spoke with the Town Manager, Chairman Bendel and Ms. Gingrich. He stated that they are trying to narrow things down and to minimize the impact on the wetlands. He stated that the intention is that 50% of the 120 units will be one bedroom, 40% will be two bedrooms and 10% will be three bedrooms and noted that is the minimum required by law to be able to develop an apartment community using this zoning tool. He advised that currently Town sewer is not available in that area and noted that in North Andover they were able to secure a MassWorks grant to widen Osgood Street and place a traffic light. He stated that he would suggest a more modest opportunity to bring sewer from its current location, up Middlesex to the property. He stated that it would open up an opportunity for neighbors of other property and Town owned property to develop in a way that may be slightly more conducive to the Town and what the abutters may like. If the Board believes the proposal makes sense, they would want to partner with the Town and apply for a MassWorks grant to provide sewer to the area. He stated that they are cognizant of issues with the train and advised that they would be happy to work, along with the land seller, with the Town and the MBTA.

Mr. Chaban stated that if the Board of Selectmen believe this is something that makes sense, they are happy to proceed. If the Board of Selectmen believes this is not in keeping with what they would like to see, Princeton Properties would bow out gracefully as they have no intention of developing the property in an adversarial way. Mr. Chaban stated their understanding that the Town's Master Plan does call for housing in this location and they are also understanding of the Ipswich River Basin and the issues of sewer throughout the Town. He stated he has been informed that the long term plan is for sewer to be in this location. He stated that the proposal meets the Town's Master Plan and from a sewer perspective it makes sense and they are familiar with the MassWorks grant. Mr. Chaban stated that they like the property's proximity to Route 93. He stated that the unit mix is to be in keeping with the market place and to ensure the least impact possible to get a financially viable development.

Mr. Chaban expressed his appreciation to Chairman Bendel, Town Manager Hull and Ms. Gingrich for taking the time to meet with him to introduce the proposal. Chairman Bendel stated that prior to entertaining questions from the Board, he would like to offer Planning & Conservation Director Valerie Gingrich the opportunity to comment. Ms. Gingrich stated that she did not have anything to add to the presentation but would be available to answer questions.

Chairman Bendel stated that the Town is faced with a need for affordable units. He opined that this is a viable option.

Chairman Bendel clarified that the units would count toward the Town's housing inventory before the next census. Ms. Gingrich stated that it would depend on timing. She stated that if 20% of the units are affordable, then all the units would count. She advised that it would count when the comprehensive permit is filed with the Town Clerk and there is a schedule of deadlines that must be met to continue to be counted.

Chairman Bendel confirmed that Mr. Chaban has not pulled any permits or submitted any drawings/plan and he confirmed that they have not.

Chairman Bendel asked if there were any questions or comments from the Board. Selectman Caira stated that he believes it holds merit and is pleased that they would pursue a grant to install sewer and commented that he would like to see sewer extended to the Whitefield School site. He stated that there have been issues with the train stopping across Middlesex Avenue and the MBTA believing a platform is not warranted due to low ridership and opined that the development could bring commuters to the North Wilmington station and it is his hope that it would get platforms.

Selectman Caira asked whether the retail would be under the apartments and was advised that it depends upon the willingness of the Board. Mr. Chaban stated that under Chapter 40B a certain percentage of a multifamily could have retail up to a certain dollar value. He advised that there are rules that go along with it. They are open to having retail, but noted that they are in the housing business and it is likely they would partner with someone for the retail portion. Selectman Caira stated that Mr. Chaban had referenced the Chelmsford development of 108 units and the desire to duplicate it in Wilmington and asked why Wilmington would be at 120 units. Mr. Chaban described the differences in topography, wetlands and the structures but advised that "nothing is off the table". Mr. Chaban stated that less than 120 units creates an issue for onsite management services and onsite maintenance.

Selectman Caira asked whether there would be recreational area in the back and was advised that they had not completed engineering. The goal is to stay away from the resource area and the tradeoff to do so is an increase in height. Mr. Chaban stated that, regarding amenities, they have

never developed a community without an outdoor pool, clubhouse with fitness facility and many residents are working for companies who are global, they provide access so they can work 24/7 without disturbing their roommate.

Selectman Cairra asked if the affordable units will be designated for Wilmington residents. Mr. Chaban explained that during the initial lease-up, 70% of the affordable 20% component are reserved for whatever the Zoning Board of Appeals defines as Wilmington preference and explained how that can be defined such as residents, children of residents, employees of Wilmington or those who work in Wilmington.

Selectman McCoy acknowledged this type of development is inevitable. He asked to confirm that all the units will go to the Town's affordable housing stock.

Selectman Eaton thanked the Chairman for placing this on the agenda and appreciates the gesture of transparencies. He asked to confirm the number of affordable units and was advised that it would be 20%. Mr. Chaban stated that a rental program is different than home ownership and advised that with an ownership development 25% must be affordable. Mr. Chaban explained that there are two options for rental properties and advised the Board of the different programs. Selectman Eaton opined that the proposal of 20% affordable units at 50% median is more affordable than the alternate program of 25% affordable units at 80% median.

Selectman Eaton acknowledged Representative Robertson was present and stated there is a two year safe harbor for communities that fall under the 10% threshold and stated that there is not much margin of error. He asked whether the Town could get a safe harbor for two years. Representative Robertson stated that with the tentative economy there are discussions taking place not just locally but also statewide and nationwide. Selectman Eaton asked whether it was the specific project or overall.

Selectman Eaton acknowledged that the proposal is preliminary and asked about retail. Mr. Chaban stated that it will depend upon the wetlands and stated that economics will prevail.

Mr. Chaban stated that it is no longer the anomaly to run into ledge, powerlines or wetlands on site. They are used to it as it has become the norm and there is no such thing as a perfect site.

Selectman Eaton stated that the state tries to put onto municipalities a one size fits all solution and stated that it takes away local control. He stated that he appreciates Mr. Chaban coming before the Board to work with various boards and to provide a more palatable option. He stated that he cannot remember when someone has not commented regarding the need for affordable housing.

Selectman O'Mahony noted that Town Manager Hull provided the Board of Selectmen with links to the Princeton Properties projects. She stated that there are people inquiring whether the units are truly affordable. She reviewed data from the websites regarding the unit prices and noted that the medians would be different for Wilmington.

Selectman O'Mahony asked Mr. Chaban to explain the circumstances in North Andover where the proposal was for 150 units and it increased to 192. Mr. Chaban clarified that the original proposal was for 160 units. He stated that it is rare for a developer and community to want to increase the number of units and explained much of it was because the retail and the units added to the traffic count which provided the ability to qualify for the MassWorks grant.

Selectman O'Mahony asked what would happen if the MassWorks grant was not received and whether the project would be off the table. Mr. Chaban stated that Westford operates an onsite treatment plant and stated that it would not be the first option. He believes there are other compelling reasons for the Town to support sewer in that area.

Selectman O'Mahony stated that there was another project proposed for a nearby property that was to be three stories and it was deemed not to fit in with the neighborhood. She noted that the buildings in the other communities were three to four stories. She asked whether Mr. Chaban could modify the buildings if the Zoning Board should determine the buildings had to be reduced to a certain height. Mr. Chaban stated that the lower the buildings, the more area on the ground is taken up and the more intrusion into buffer areas.

Selectman O'Mahony asked how affordable units are filled and Mr. Chaban reviewed the process of the affordable housing lottery. He stated that affordable units are interspersed proportionately through each of the buildings.

Chairman Bendel asked about the impact on the schools. Mr. Chaban stated that 50% one bedroom apartments makes an attempt to address the market and the impact on schools. He stated that if they are fortunate to move forward an impact analysis will be conducted which is based on the Citizens Housing and Planning Association's formula and is not made up by the developer. He advised that a two bedroom apartment home will be in the \$2,450 to \$2,550 range and he finds it difficult to believe that those with school age children will pay those rates in an urban congested area of a suburb without a significant amount of play area and walkability for children. Mr. Chaban stated that he believes a single family home could be rented likely with the same, or more, number of bedrooms for less money. He stated that it has been their experience that they do not see the level of children, even the level that the formula estimates and opined the cost of construction is the culprit.

Mr. Chaban stated that multifamily housing addresses the two ends of the barbell, the newlyweds and those that no longer want to mow the lawns or shovel the driveway. He stated that they do not see a demand for families at this price point. He believes there is a significant demand by the younger population who want new and the amenities.

Town Manager Hull asked if the expectation is to acquire both the rectangles and the piece on the other side of the paved area. He asked Mr. Chaban to describe what he is looking to acquire and was advised that the intention is to develop in the rectangle area and leave the other area for the family. Mr. Chaban stated that they have a flexible arrangement with the sellers that they are going to use the least amount of land possible.

Town Manager Hull asked whether it is the expectation that Princeton would own this for the long term and Mr. Chaban stated that they still have the first property they purchased in 1973 across from Lowell General Hospital. He stated that they have had to sell certain property due to the make-up of the partnership.

Selectman McCoy asked whether the tenants have long term leases with the Elia family. Mr. Chaban advised that those tenants with leases would have to be respected. Selectman McCoy asked about the formula that Mr. Chaban referenced. He stated that he does not have a lot of faith in formulas relative to school children. Selectman McCoy stated that the new high school was built to house a certain number of children based upon a formula and it is his understanding that it is 96 seats from being at capacity. Mr. Chaban stated that they are cognizant of the "baby bust" coming out of the recession.

Chairman Bendel thanked Mr. Chaban stating that he appreciated the approach that was taken by meeting with Town officials last week and with the Board of Selectmen this evening. He recognized that Mr. Chaban and Princeton Properties could have proceeded through the permitting stages. Chairman Bendel stated that the Town will be in touch with Mr. Chaban once they have an opportunity to digest the information and receive comments from residents.

COMMUNICATIONS

Town Manager Hull reviewed correspondence from William Cavanaugh, Deputy Fire Chief, regarding the Federal Emergency Management Agency's (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) grant. Chief Cavanaugh advised Town Manager Hull that the application required the Town to report on Town financials, water supply infrastructure, budget breakouts and funding of department budgets as well as requirement to disclose current manpower, vehicle inventory, call volume, type and injuries sustained from those calls. He advised that the SAFER grant is highly sought out by municipalities nationwide. Deputy Chief Cavanaugh advised that the Town was awarded the grant to assist in hiring eight full time fire fighters and will be distributed over three years. The first two years FEMA will cover 75% of the total cost of base salary and benefits and the third year will be covered at 35%. The total of the grant is \$1,509,600. He thanked the Town Manager, Finance Committee and the Board of Selectmen for their support in expanding the personnel at the Fire Department.

Town Manager Hull reviewed an invitation from Reading Municipal Light Department relative to their annual Open House. Reading Municipal Light Department will hold its Public Power Week open house on Thursday, October 10 from 3 p.m. to 6 p.m. at 218 Ash Street in Reading.

CHAIRMAN BENDEL ANNOUNCEMENT OF HIS APPOINTMENT TO BY-LAW STUDY COMMITTEE

Chairman Bendel thanked Daniel Stewart for his past service as a member of the By-law Study Committee and announced that his appointment to replace Mr. Stewart is Al Rego of Morgan Road.

SELECTMAN O'MAHONY ANNOUNCEMENT OF HER APPOINTMENT TO BY-LAW STUDY COMMITTEE

Selectman O'Mahony advised that her appointment is Mr. Gary DePalma of Swain Road. Mr. DePalma is a longtime resident of Wilmington and will be a great asset to the committee.

BOARD TO CONSIDER REQUEST OF LAURIE BRIERE, WILMINGTON-TEWKSBURY UNITED METHODIST WOMEN'S GROUP, TO PLACE SIGNS ON TOWN PROPERTY

Ms. Briere was seeking permission to place signs advertising their church fair, location and date and others will simply have "this Saturday" which will be placed the week prior. She requested signs be placed on the Town Common, Middlesex Avenue side (2 signs); Town Common, Church Street side (2 signs); Whitefield School field and Yentile Park entrance. Town Manager Hull advised that the fair is scheduled to take place on Saturday, October 26.

A motion was made by Selectman Eaton, seconded by Selectman McCoy and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen approve the request of Laurie Briere, Wilmington-Tewksbury United Methodist Women's Group, to place signs on Town property promoting their church fair scheduled for Saturday, October 26, 2019 and that the signs be located on the Town Common (2 signs each side), Whitefield School and Yentile Park.

BOARD TO CONSIDER EXECUTING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWN OF WILMINGTON AND THE NEW ENGLAND POLICE BENEVOLENT ASSOCIATION, LOCAL 1, PATROLMEN'S UNION FOR THE PERIOD JULY 1, 2019 THROUGH JUNE 30, 2022

Town Manager Hull reviewed the agreed upon changes to the contract. Chairman Bendel asked if there were any questions, comments or a motion.

A motion was made by Selectman McCoy, seconded by Selectman Eaton and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen execute the collective bargaining agreement between the Town of Wilmington and the New England Police Benevolent Association, Local 1, for the period July 1, 2019 through June 30, 2022.

PUBLIC COMMENTS

Suzanne Sullivan, Lawrence Street, expressed concerns and her disappointment relative to the proposal made by Princeton Properties. She stated that she would like to see a beneficial development that is not for the profit of the developer. Ms. Sullivan stated that several years ago there was a proposal that was appealed by the Ipswich River Headwaters Stream Team that went to adjudication regarding the median high water mark for Lubbers Brook. She stated that it was called the ANRAD (Abbreviated Notice of Resource Area Delineation) and recognized that it has expired, but reiterated that a settlement was reached by the Conservation Commission with the Headwaters Stream Team. She cautioned the Board of Selectmen that as the proposal moves forward, the Headwaters Stream Team will look for the same line and opined that it will impact the development.

Ms. Sullivan advised that she is concerned about the installation of sewer. She stated that North Wilmington was a low priority on the sewer plan but acknowledged it is allowed in the district. She stated that water that goes into the development will leave the Ipswich River basin forever.

Ms. Sullivan stated that in the year 2020 the Town of Wilmington will “reach our number probably for 40Bs” and noted that the Town of North Reading did an alternative analysis to determine how much land is dedicated to affordable housing for a Safe Harbor designation and give the Town more control. Chairman Bendel stated that tonight was simply a presentation. Ms. Sullivan stated that she understood that but wanted to let the Board know how “the rest of us feel about it because we’re important too.”

Frank West, Birchwood Road, stated that he understands this is a first look at a fresh proposal. He stated that the proposal is for 120 units and to run a sewer line. He asked whether that was for all of Elia’s land and whether the developer could go further back and develop an additional 120 units because there is sewer on Salem Street. Mr. West stated that if the sewer line is installed to the Whitefield School site, it goes past the registry and opens that land up for development. He expressed concern about additional traffic on Middlesex Avenue will lead to vehicles traveling down Shady Lane to Lawrence Street to Glen Road.

Mr. West stated that it would be nice to include a senior center with truly affordable housing, such as Deming Way, at the 120 Main Street property. He commented that the Town has not done anything for the senior population noting it has an enterprise fund for a rink and is exploring a sports complex. Chairman Bendel stated that the Town is exploring its options at this time. He stated that Mr. West referenced Deming Way and noted that is subsidized by the Commonwealth.

Ethan Sawyer, Lawrence Street, appreciated the Board bringing the proposal from Princeton Properties forward and providing the opportunity to bring comments forward. He asked whether the expectation was that the Board will be in communication with the developer. Chairman Bendel advised that it would be after they have an opportunity to ponder the proposal and hear from residents.

Mr. Sawyer asked when the 2020 Census will be completed and Chairman Bendel stated that it is anticipated to take a year to complete the calculations. Mr. Sawyer asked about timing of the census and when the dynamics of the project can change with respect to zoning, etc. Chairman Bendel stated that his questions will be forwarded to the Director of Planning and Conservation. Mr. Sawyer followed up by asking whether there are incentives for the developer to install solar panels as that may reduce the impact on the Town's infrastructure.

ANNOUNCEMENTS

Selectman O'Mahony thanked members of the Senior Center for the opportunity to visit them and hear their thoughts relative to a new senior center. She encouraged residents to attend the meeting scheduled for September 30. There are a lot of different projects being discussed and their input is important.

Chairman Bendel confirmed that the meeting is scheduled for 7:00 p.m. at the Wildwood School and it is his intention that this will be the first discussion for the purpose of hearing different perspectives on the Town's facility needs.

Chairman Bendel wished Town Manager Hull a happy birthday and shared ice cream cups with members of the Board and audience.

NEW BUSINESS

There was none.

IMPORTANT DATES

Town Manager Hull reviewed important dates including:

Through

- October 13 – Farmers Market – Town Common Parking Lot – 10:00 a.m. to 1:00 p.m.
- September 25 – Wilmington Incorporated 289 Years Ago
- September 25 – Economic Development Committee – Town Hall – Room 9 – 7:00 p.m.
- September 26 – Finance Committee – Town Hall – Room 9 – 7:00 p.m.
- September 29 – Chamber of Commerce Half Marathon and 5K Run/Walk
- September 29 – Candlelight Vigil – Town Common – 5:00 p.m. to 10:00 p.m.
- September 30 – Board of Selectmen – Wildwood School Cafeteria – 7:00 p.m.
Discussion with School Committee, Finance Committee and Facility Master Plan Committee, re: Town/School Facilities
- October 2 – Ice Rink and Recreation Facility Committee – Town Hall – Auditorium – 7:00 p.m.
- October 6 – Harnden Tavern Open House – 2:00 p.m. to 4:00 p.m.
- October 9 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- October 10 – Reading Municipal Light Department Open House – 3:00 p.m. to 6:00 p.m.
218 Ash Street, Reading
- October 12 – Brush Drop-Off – Old Main Street – 9:00 a.m. to 4:00 p.m.

- October 14 – Town Offices Closed – *Columbus Day*
- October 15 – Board of Selectmen – Town Hall – Room 9 – 7:00 p.m.
- October 16 – Brush Drop Off – Old Main Street – 8:00 a.m. to 2:00 p.m.
- October 18 – Carter Lecture Fund – *The Workingman's Band*
Wilmington Middle School – 7:00 p.m.
- October 21 – Welcome to Wilmington Reception – Memorial Library – 6:00 p.m. to 8:00 p.m.

A motion was made by Selectman Cairra, seconded by Selectman Eaton and by the affirmative vote of all, it was

VOTED: That the Board of Selectmen adjourn.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Recording Secretary