

**Landlocked Parcel Study Committee
Minutes
Monday, September 8, 2008**

Committee Members Present: Nolan Glantz, Chair; Dick Howard, Vice-Chair; Larry Cohen (to 8:05 p.m.); Shari Ellis; Phyllis Roussell; Terry McSweeney

Committee Members Not Present: Tom Conley; Al Fay; Joe Impemba

1. PLEDGE OF ALLEGIANCE

Mr. Glantz opened the meeting with the Pledge of Allegiance at 7:03 p.m.

A binder from Patriot Partners was distributed to each member that included all information discussed to date tabulated in accordance to the panel's formed subcommittees: history, the proposal, watershed protection, natural resources, office space, traffic, recreation, site access, revenue, and possibility of partial sale of land.

2. CHAIRMAN'S REPORT

Mr. Glantz reviewed the purpose of the Landlocked Parcel (LLP) study committee which was formed at the request of Town Meeting for the purpose of reviewing and discussing proposals by Patriot Partners in anticipation of a future presentation by the partnership to Town Meeting. He explained that this special meeting was called to review the subcommittees' draft contents for inclusion in a PowerPoint presentation for Town Meeting. There will be a regular scheduled meeting on September 15.

3. REVIEW OF SUBCOMMITTEE'S DRAFT CONTENT FOR TOWN MEETING PRESENTATION

a. History/Open Space (Ms. Ellis, Mr. Glantz)

The following recommendations were made for the final presentation:

- Scale down information;
- Create time line using dates and brief information;
- Relocate Recreation Department history, including those in the 2005 Open Space Survey, to the Recreation Department summary portion;
- On the 2005 Open Space Survey portion, include the percentage of town respondents.

b. Summary of Patriot Partners' Proposal (Mr. Howard)

Mr. Howard's comments for this portion of the presentation were:

- Patriot Partners modified their original concept in response to public feedback and the study committee's concerns, including significantly increasing community-accessible public/open space (both natural and landscaped/developed);
- Concept modifications include the insertion of recreation areas should the Town so desire;
- Tax revenue could possibly assist funding for future town-wide capital projects.

Comments:

Mr. Glantz recommended differentiating the 100 acres of natural open space versus additional walking trails and space that are created for the public within the context of the campuses of the two buildings. It was also agreed that the natural and man-made open space sectors of the proposed development would be discussed more fully at the September 15, 2008 meeting.

Mr. Glantz also recommended that the subjective statements, such as possible town benefits from the projected tax revenue, be removed from this portion of the presentation.

Mr. Glantz next reviewed his prior recommendation that this subcommittee should include a description of the concepts for the uses that Patriot is proposing (life sciences/retirement community/open space), with a summary of what each of these entails (number of square feet, extent of the property, etc).

Martha Simon, resident, stated that at this juncture, it is unclear how much space would be given up to unknown acreage requirements required for ramps and bridges and the perimeter trail that have not yet been configured. Mr. Buckley responded that written clarification on these issues would be provided.

c. Watershed Protection (Mr. Cohen, Mr. McSweeney)

Conservation Department Issues: Study committee members suggested the following for the presentation:

- Add distinct bullet items for Zones II and III;
- Include a water district map created by the Town of Burlington, such as that used by Patriot in their presentation;
- Explain briefly where the LLP is in relation to Zones II and III;
- Explain high-risk potential for contamination;
- Explain Patriot Partners' plans to include use of town water resources and possible MWRA use;
- Explain how development could affect natural resources;
- Include a subsurface study.

Board of Health Department/Hazardous Waste Issues: Study committee members suggested the following:

- Scale down the permitting process information, if possible;
- Use one or two bullets that briefly detail the duties of the Board of Health with respect to hazardous materials.

d. Natural Resources (Mr. Cohen, Mr. Impemba)

Vegetation, Trails, Streams, and Wildlife: The members were satisfied with Mr. Cohen's outline and information as submitted. (For point of reference, Mr. Cohen stated that although he witnessed each of the species in the wildlife portion of the presentation, the wildlife photos were not taken at the LLP.)

Open Space: it was recommended that information on this slide be merged with Patriot Partner's community-accessible public/open space portion of the presentation.

Mr. Cohen departed the meeting to attend the Selectmen's meeting as the Landlocked Parcel was on their agenda.

e. Office Space/Available Commercial Space (Mr. Conley, Ms. Roussell)

Mr. Buckley agreed to provide a current electronic copy of Burlington's filled and vacant office/commercial space. The committee members recommended that bulleted items on this slide include:

- Current and recent past vacancy rates;
- Breakdown of viable and non-useable buildings;
- Potential impact on commercial sector in that part of Town if requested development occurs (and how it would affect the real estate market and existing revenue sources).

f. Traffic Impact (Mr. Impemba, Ms. Ellis, Mr. Buckley)

Ms. Ellis explained that both she and Mr. Impemba would be unable to secure this information. A detailed traffic study for this location has not yet been conducted, but Mr. Buckley agreed to provide an electronic copy of the expected traffic impact from their review of similar projects.

g. Recreation (Ms. Roussell, Mr. Howard)

Mr. Howard said he had a discussion with the Recreation Director, Don Roberts, after Mr. Roberts had given his presentation to the study committee. Mr. Roberts stated that public input is necessary with regard to recreational uses on the parcel, if development moves forward.

Mr. Buckley presented to the committee a new conceptual development idea for recreational uses on the LLP which included multi-purpose fields and ballparks, a recreation complex, an outdoor amphitheater, four miles of walking and biking trails, and areas left in a natural state. Patriot Partners were thanked for their effort; however, the members were not comfortable viewing this concept without also viewing potential acreage for the recreation concepts, remaining open space, prospective buildings, roads and access sites.

Suggestions/recommendations for Recreation Department slide:

- Scale down information;
- Include schematic image of the site with and without plans for recreation facilities;
- Include a subset with acreage calculations for suggested recreational facilities;
- Explain briefly growth of various sports causing field shortage;
- Explain briefly the overuse of existing fields;
- Include Recreation Department usage-desired table indicating estimated space requirements/dimensions;
- Create table of Recreation Department short and long term needs;
- Description of other avenues taken by the Recreation Department for recreational development

h. Site Access (Ms. Ellis, Mr. Cohen)

As there is no legal vehicular entry from Burlington, clarification will be sought from Town Counsel with respect to legal requirements for vehicular access for a commercial or private use being available through Burlington as opposed to strictly through other towns. Mr. Buckley suggested that the members review the Burlington vs. Bedford litigation case included in the newly distributed binder.

Suggestions/recommendations for slide on site access:

- Add rest area consideration on southern side only of Route 3;
- Town would work with developers if the land were to be developed;
- Include conceptual ideas for bridges;
- Include estimated dollar amounts for access to both northern and southern portions, according to submitted concepts.

Ms. Simon recommended that *legal access* and *legal access by road* be clarified in the presentation. When speaking with the Lexington Conservation Commission office, she was informed that there is legal access for the walking community in Lexington near the power lines. It is her hope, she said, that in the future Burlington will work with Bedford and Lexington in order to gain additional public access.

i. Revenue (Mr. Conley, Mr. Glantz)

Suggestion/recommendation for slide on revenue:

- The Fiscal Impact Overview submitted by Connery Associates will be used to prepare a revenue slide with caveat that it does not address the possibility of the proposed development having an adverse effect on the tax rates and Town revenue or how it would impact existing infrastructure;
- Their speculative information on money saved per household should not be used.

j. Possibility of Partial Sale of Land (Mr. Conley, Mr. Glantz)

Mr. Glantz stated that a slide discussion for the conceptual possibilities and impact for a possible partial sale of land would be discussed in more detail at the next meeting. Mr. McSweeney responded that the material distributed by Patriot this evening states their belief that building on both the north and the south is critical.

4. FURTHER DISCUSSION OF TOWN MEETING PRESENTATION

Mr. Howard commented that all considerations, such as the partial sale of land, would be discussed during a land-sale negotiation.

a. Other Possible Topics

None discussed.

b. Sequencing of Presentation

The sequence will be determined at the next meeting.

5. NEXT STEPS

a. Completion of Content for Town Meeting Presentation Topics & b. Subcommittees

The subcommittees will make the necessary changes to their portions of the slide presentation and submit them to Mr. Glantz by Thursday, September 11, 2008.

It was suggested that slides also be included on:

- further investigation needed
- Hydrogeological study

c. Logistics for Creating Presentation

The detailed, organizational planning of the presentation will continue at the next meeting.

The dollar amounts and potential future types of work with respect to Warrant Article #14, Patriot Property Development Concept and #15, Reauthorization of Landlocked Parcel Exploration Committee, were briefly discussed, and will need to be discussed in more detail at the next meeting.

6. Miscellaneous

a. Land Use Committee: Ms. Ellis, as a Land Use Committee member, stated that if Town Meeting agrees to move forward with any additional investigations, members of that committee should become

involved, since this is primarily a land-use issue. Mr. Glantz agreed and said he would conduct a follow up with the members of the Land Use Committee before Town Meeting.

b. Minutes

August 11, 2008

It was agreed to postpone review and approval of the August 11, 2008 minutes until the next meeting. The recording clerk received approval from those present to submit the draft minutes for posting on the website with the comment that they are "Not Board Approved."

August 25, 2008

MOTION: To approve the minutes of August 25 2008 as submitted (Ms. Roussel; second: Mr. McSweeney).

APPROVED: 4-0-1 (Ms. Ellis abstained)

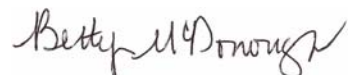
c. New Actions for Follow Up

09/08/2008	Owner	Due
Break down for clarification of community open space in the center area of the property vs. space for walking trails around the perimeter of the property	Buckley	9/15
Current electronic copy of 1.) Burlington's office/commercial space & 2.) expected traffic impact from review of similar projects	Buckley	9/15
Contact Land Use Committee members before Town Meeting about LLP study committee.	Glantz	Before 9/22
Obtain clarification from Town Counsel re: legal requirements for vehicular access for a commercial or private use being available through Burlington as opposed to strictly through other towns	Glantz	9/15
Prepare slide on revenue	Glantz	9/15
Prepare slide on the possibility of a partial sale of land	Glantz	9/15
Subcommittees to finalize slides per discussions on 9/8	All	9/11
Combine slides and information submitted into complete draft presentation for Town Meeting, to be reviewed at the next meeting	Glantz	9/15

7. ADJOURNMENT

MOTION: To adjourn at 9:03 p.m. (Mr. McSweeney; second: Mr. Howard) **APPROVED: 5-0-0**

Respectfully submitted,



Betty McDonough
Recording Secretary