

**Town of Westwood
Islington Center Task Force Meeting
September 8, 2016
7:00 PM
Islington Community Center, Sanctuary, 288 Washington Street
Meeting Minutes**

The meeting began at 7:00 PM.

Task Force Members Present:

Helen Gordon, Michael Walsh, Nancy Donahue, Trish Tucke, Nora Loughnane, Abby McCabe, Trevor Laubenstein, Kela Klosi, Mary Beth Persons, Tricia Perry, Nicole Banks, Danielle Sutton, Sarah Cleveland, Michael Reardon, Paul Sicard, Michael Jaillet, George Hertz, Rabih Shanshiry, Todd Korchin, Albert Wisialko, and Jack Patterson.

Members Absent: Pam Dukeman, Trish Tucke, George Hertz.

Islington Center Survey

Ms. Loughnane reported that the Task Force received 667 responses to the survey. Many of the responses expressed support for the MMO (Mothers Morning Out) Preschool, Islington Branch Library, and other community services, with some wanting to keep the ICC building. She noted a strong interest in additional food establishments and small retail boutiques and recommended that Task Force members download the survey results from the town's website.

Fire Station II Update

Mr. Reardon informed the group that the Fire Station remains under construction and the exterior construction is expected to be substantially complete by the end of the year/early 2017 with final completion expected in spring of 2017.

Blue Hart Tavern

Ms. McCabe reported that the historic Blue Hart Tavern was recently moved across the street to its temporary location on the 9 School Street property. She noted that the move was accomplished in less than 20 minutes, and said that a video of the move is available for viewing on the Islington Center Task Force's webpage: <http://www.townhall.westwood.ma.us/index.cfm/page/Islington-Center-Task-Force/pid/38186>

301-323 Washington Street

Ms. McCabe reported that the new mixed use building will be under construction soon. She said that the owner has filed for building permits, which will likely be issued later this month. She told the Task Force members that façade updates to the building on the corner at 301-315 Washington Street (the Post Office/Islington Pizza building) were beginning, and that an ice cream parlor will be moving into the former hair salon space.

East Street Bridge

Ms. Loughnane stated that the State's construction design plans for the East Street Bridge are nearing the 30% design level and a public hearing will be held when the design plans are at 75%. She said that construction is scheduled for summer of 2018.

Islington Center Visioning Session

Ms. Loughnane reported that the vision session which was held in late July was well attended with approximately 60 residents. She said that the intent of the vision session was to hear from residents what they like about Islington and what they'd like to see there in the future. She said that a number of residents expressed support for new village style development which would continue the small town atmosphere that exists today. Ms. Loughnane noted that there were varying positions on what buildings

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should and shouldn't be saved and/or moved. She encouraged task force members to view the recording of the visioning session on WestCAT.tv, and said that she would provide copies of all submitted "visioning plans" at a subsequent task force meeting.

Initial Review of the RFP Response from Petruzzello Prosperities

Ms. Loughnane distributed the scoring sheet to Task Force members. She reminded members that there was one response from the RFP which was distributed to the task force members in June. She explained that the task force will review the RFP and eventually make a recommendation to the Board of Selectmen, who will then consider the Task Force's recommendation and make a decision of whether or not this is a proposal worth pursuing. Ms. Loughnane further explained that, if the Board of Selectmen decides to move forward, that would give the developer the right to apply to the Planning Board, Conservation Commission and any other necessary permitting authorities.

The Committee reviewed the threshold criteria and found that the RFP response met the minimum threshold criteria. Task Force members noted that letters from a CPA and Dedham Savings Bank provided supporting documentation related to the financial ability of the Proponent to undertake the proposed development. The Task Force found that the required Community Space Compensation is included in the proposed basement addition to the library, the 5,000 Sq. Ft. for the Youth and Family Services and Recreation Space and an additional 5,000 Sq. Ft. for addition to be optioned to the MMO.

On a motion made by Ms. Donahue, seconded by Mr. Laubenstein, on a vote of 18-0 (9-0 voting members plus 9-0 ex-officio members) the Task Force found the RFP response to meet the minimum threshold criteria outlined in the RFP.

Discussion Comparative Evaluation Criteria/Aesthetic Integrity

It was noted that the proposal for the corner of School Street looks attractive and inviting with food and coffee shops. It was also noted that the proposed CVS on the other corner did not appear architecturally valuable. Several members stated that they would prefer to see a community or library building on the corner where CVS was proposed. Some members said they would like to see more outdoor seating, green space and active uses on Site 2 on the Washington/East Street side. One member suggested that the library and community space be moved to the other side of the street to be closer to the playground on School Street. Members recognized that the restoration of the Blue Hart Tavern is a strong benefit to the community but it was suggested to move closer to the street to be more visible rather than set back from the street in order to solidify the commercial edge and provide for a better transition to the residential neighborhood.

Public Comments:

- Wish to preserve the ICC as the gateway to Islington and Westwood
- Ask why Town was considering options for town properties
- See the ICC building and the steeple as an icon for community
- Hope that the exterior and specifics of the proposal can be tweaked
- Believe this is an opportunity
- Express concern for selling town owned property and support for library and community service space
- Ask if developer can really complete the project
- Express concern about school impacts and believe MMO should stay
- Hope to save certain aspects of MMO, but believe ICC needs to be renovated
- Consider the steeple of ICC important
- Wish to see more green space and trees

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Discussion Comparative Evaluation Criteria/Economic

Mr. Jaillet commented that it would cost more than \$1 million to rehabilitate the ICC building. He explained that the former gas station was purchased by the town to serve as a municipal parking lot to provide parking for the local business, largely the former Magaletta property.

The next meeting will be Thursday, September 15, 2016.

On a motion made by Mr. Walsh, seconded by Mr. Wisialko, the meeting adjourned at 9:35 p.m.