

NOT PRESENT: Willard J. Boulter, Jr. (Chairman)

Materials or other exhibits used by the public body in an open meeting are available to the public within 10 days upon request.

Prepared by S. Chilcott

July 23, 2019

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Mr. Sullivan was present before the Board with Task Force members Ms. Burt, Mr. Guimares, Mr. Wandell and advised that Mr. Trabucco is also a member. He advised that the group has held regular, posted meetings since 2017 and has worked diligently since, recently acquiring town meeting approval for the first phase of development which is a space, needs and design study to be conducted by a professional architect. Mr. Sullivan advised it is a critical stage with all stakeholders taking part. Mr. Sullivan introduced Joel Bargmann of Bargmann, Hendrie & Archetype, Inc. Mr. Sullivan stated that the committee envisions Recreation and Council on Aging in a 30,000-40,000 square foot facility. Mr. Sullivan elaborated on the negative cost analysis of trying to salvage the existing building stating that the first \$350,000 would just cover remediation at the onset with \$1million to clear the site. Mr. Sullivan stated that the Council on Aging Director and Board are not working with the Task Force. Mr. Sullivan advised that Pembroke has over 4,500 seniors as defined as 60 years of age or older out of a population of 19,000, or 25% of the total population. Mr. Sullivan advised that the Department of Elder Services recommends 4 square feet per senior, or 20,000 square feet in Pembroke; the current Senior Center has 3,800 square feet. Mr. Sullivan pointed out that today's seniors are more active; without representation by the Council on Aging Board and Council on Aging Director who do not support the project, Pembroke's 4,500 seniors are severely underserved. Mr. Sullivan stated that the parcel is 30 acres in the center of Pembroke and it hosts a decaying and aging facility. Mr. Trabucco asked what kinds of programs could be in a new center. Mr. Sullivan stated that the Recreation Department has thriving and robust programming, turning away dozens of families due to lack of suitable space. Mr. Sullivan commended the Recreation Director and the Recreation Commissioners for being so supportive and forthcoming with the committee and the architects. Mr. Bargmann stated that typically these are multigenerational facilities uniting different age groups that want to use the facility's aspects at different times of day. Industry standards show that 40% of space required by both entities can be saved by combining them, versus standalone facilities, and harnessing the synergy of the groups. This model has grown statewide and nationally. Mr. Bargmann explained that he has the data from Recreation regarding programming for preschool and school aged children, the data from the Library regarding programming for youths and adults but is missing all of the senior data from the Council on Aging. Ms. Rushing inquired about a direct outreach to the 4,500 seniors in town, and Mr. Bargmann stated that they prepare surveys and forums for that purpose, but the internal data is seriously relevant; he asked for guidance from the town as to whether or not the Council on Aging population will be served by this center. Mr. Brown stated that he supports the Senior Center being part of a new facility. Mr. Sullivan advised that a silent majority of Pembroke's residents are grossly underserved; the town deserves an open discussion so everyone in town's voice can be heard. Mr. Sullivan concluded with the timeline of events; BH&A are under contract for \$70,000 and by fall his work will be concluded. By the end of summer there will be a public forum to introduce the initial findings. By mid to late fall they should have a dynamic plan in place, and by spring town meeting they hope to be ready for a town vote.

Mr. Trabucco moved to waive the Right of First Refusal on 40B unit located at 51 Redwood Circle, Pembroke and allow the property to be marketed for sale within the 40B program; Ms. Rushing seconded the motion. The vote was unanimously in favor.

Mr. Thorne advised that he has contacted the owner and potential buyer and their attorney with the Board's request for consideration of the rear, wetlands portion of the parcel being acquired by the town with the owner retaining the full value of the front, buildable upland portion of the parcel for development and recommended the Board table to their next meeting. Mr. Trabucco moved to table this to the next meeting; Ms. Rushing seconded the motion. The vote was unanimously in favor.

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MINUTES OF THE SELECTMEN'S MEETING

Ms. Rushing moved to approve the use of the Town's roads on October 20, 2019 at 9:00 am for the Pembroke Education Foundation 5k road race fundraiser pending the approval of the Chief of Police and the DPW. Mr. Brown seconded the motion. The vote was unanimously in favor.

VOTE TO APPROVE MINUTES OF JULY 9, 2019

Mr. Brown moved the minutes of July 9th as printed; Ms. Rushing seconded the motion. The vote was unanimously in favor.

TOWN MANAGER'S REPORT

Notice of Intent to Convert Use of Land Currently Under Chapter 61A (Agricultural) Off 235 Valley St

Mr. Thorne advised that the town has received a Notice of Intent to Convert Use of 17.7 acres of land at Hill Bog for a solar project; the portion in question is landlocked within a much larger parcel, and the lease submitted indicates that the portion selected is subject to local permitting authority and may therefor change. Mr. Thorne advised that the town has 30 days from receipt to get an appraisal of this portion and offer that amount to the owner. Discussion ensued. Abutters were present wanting to contribute to a discussion pertaining to the actual solar project. Mr. Boyle advised that the project will be before Conservation on July 29 and Planning Board on August 12. Mr. Trabucco moved to waive the town's right of first refusal on this land; Mr. Brown seconded the motion. The vote was 3-1 with Mr. Boyle opposed.

Town Hall Roof Bids, Herring Run Project Bids

Mr. Thorne advised that RFP submissions for both projects were due Friday at 4:30 pm and are being reviewed and vetted for an award.

At 8:35 pm, Mr. Trabucco moved to adjourn; Ms. Rushing seconded the motion. The vote was unanimously in favor.

MATERIALS & EXHIBITS

Letter of Intent to Sell/ROFR, Appraisal, Email R. Hayashi (DHCD), 51 Redwood Circle (BOS/TM Office)

Notice of Intent to Sell/ROFR, 44 Lot 2 (42) Center Street (BOS/TM Office)

Notice of Intent to Convert Use of Land/ROFR, Off 235 Valley St (BOS/TM Office)

Letter, A. Winchester RE: 5K Road Race (BOS/TM Office)

Draft Minutes July 9, 2019 (BOS/TM Office)