



Town of Randolph

Town Hall
41 South Main Street
Randolph, MA 02368

Meeting Minutes - Final

Town Council

Monday, October 17, 2016

7:00 PM

Chapin Hall
Town Hall, 2nd Floor

Call to Order - Roll Call - Pledge of Allegiance

Councilor Adams called the meeting to order at 7:10 p.m. The Pledge of Allegiance was led by Councilor Clifton.

Moment of Silent Prayer

Councilor Clifton observed a moment of silent prayer in honor of the 1,000 people that perished in Haiti during hurricane Matthew.

Announcement from Council President

No announcement from the Council President.

Motions, Orders, and Resolutions

Councilor Burgess moved to continue minutes until the end of Devine School proposals. Councilor Alexopolous seconded the motion. Vote 9-0-0.

Minutes from the 9/26/16 Meeting

Attachments: [09-26-16 Meeting Minutes DRAFT](#)

Being voted on at the next Town Council Meeting (11/7/16).

Minutes from the 9/12/16 Meeting

Attachments: [09-12-16 Meeting Minutes DRAFT](#)

Being voted on at the next Town Council Meeting (11/7/16).

Minutes from the 09-06-16 Ad-Hoc Committee Meeting

Attachments: [Ad-Hoc Committee 9-06-16 Meeting Minutes DRAFT](#)

Being voted on at the next Town Council Meeting (11/7/16).

Public Comments

Town Manager's Report

Old Business

New Business

Devine School RFP Response: Presentation from Sandler/Kmito

Attachments: [Devine - Sandler Presentation](#)

Presentation made by Todd Sandler. In attendance with Mr. Sandler was Managing Member Michael Kmito, Joseph Mello and Howard Levine from Cramer Levine in Norton.

Mr. Sandler - Many decades building quality houses in Randolph. Believe proposal is best fit for Devine Shool site, the town, the North Randolph community and the neighbors which is strictly residential.

School Building: Original school house, goal is to preserve and restore the building. Six 2 story loft style units, entrances on both sides of the school. Rest of the structure that comprised the school built in the 1950s, will be raised and removed from site. Will open the space on site and take the two story building down and create townhouses that have 40 foot buffers from the neighbors on Velma Road.

Townhouses: Six buildings, 10 units making up 66 units. Mix of units, some have two car garages, some have one car garages. Plan to build this mix based on market driven. If more demand for two car garage units will do those. Site can handle both. Units are two stories with full basement and garages. 1,550 average square feet.

Want to provide maximum amount of green space and not intrude on neighbors. Keep 40 foot set backs from neighbors, keep asphalt down, keep green space and grass up. Not placing any townhouses on the 1.6 acre parcel at the end of Velma Road. Proposed club house on the western most portion. Eastern most portion of the lot, wetlands runs right through that site. Going to keep that as green space with the exception of the proposed clubhouse.

Traffic: Huge impact on residents and neighbors from any potential development. Access new townhouses by coming off of Reed Street which is an extension of Mitchell Street, down Dow Street past Flintlock Road coming around in a circle with no access to Old Street. Old street will be forever shut off from traffic. Huge improvement for Old, Velma, White Lane and all the neighbors in the area.

Parking requirements: Another big issue for neighbors. Zoning by-laws are 2 spaces per unit. One car garage unit has one in the garage and one in the driveway, meets the requirements. Two car garages are doubled for required number of parking. Believe most will keep cars in the garage and will be a minimum impact, we hope, of cars being around the site. That provides more appealing and greener look to the parcel.

Demand for this: Checked the MLS and 3 townhouses available in Randolph. The demand is there especially for units with garages. Very few, will meet a demand for target market. Young professionals from Boston area who want to garage their cars, want townhouse units close to Boston. One of Randolphs biggest asset is the location. Young professionals and empty nesters who want to stay in Randolph will buy one of these units. Most young professionals are priced out of Boston and now Quincy, Braintree, Milton and Canton.

Real Estate Taxes: All market rate, will get taxed at their value. Given the mix on the board, 30 one car and 30 two car just under \$400k. If there are more two car that will go up to \$435k. Self contained, they ask for nothing from the town other than fire and police, which anyone on the site would get. Do their own plowing, trash-pick up, etc.

To summarize, feel this proposal is the best fit. Neighborhood is residential and for sale. Low density in terms of what is allowed and what is being built. Max allowed is 50%, using 20%. 30% using 16%. Lot coverage max you can use is 80%, using 36%, leaving an abundance of green space. Set back 40 feet to residential, max two stores with a basement. Focusing on green space. Proposal has low density, minimal impact on the schools. Sales volume for this project is approximately \$23M.

Mr. Sandler showed an animation on the board of what townhouses would look like.

Devine School RFP Response: Presentation from Cruz Companies

Attachments: [Devine - Cruz Presentation](#)

Presentation made by Cruz Companies. In attendance for Cruz

Companies was Armond McCoy (Project Manager), John Cruz and Daniel Cruz, Jr.(VP of Cruz Development Corp.)

Overview of the team: Dan Cruz - Cruz Development is real estate, construction, management and relocation. First project in 1983. Affordable mixed income, for sale market, developed commercial space. Cruz Construction started in 1948 subcontracting doing house framing, incorporated in 1980 and since then \$500M worth of real estate projects. Management manages 1,200 units of housing. Well respected firm, signature projects Boston and outside of Boston.

Devine School: Not just housing, contribute economically to the town in multiple ways. Practical nursing school, thought was a perfect fit. Folks can go to get degrees, LPNs. One thing we heard when we came people said that there are no pediatricians in Randolph. Have to go out of town, need benefit here. Senior apartment housing, market analysis, when we looked at data it told us real housing need for 62 plus in Randolph. Would be a nice fit on this site, nursing school and health center. Seniors could get care where they live. 1,700 transports a year for the elderly, outside the town of Randolph. Parents are getting older and we understand the need to house them.

Active Adults Over 55 Community: 240 family townhouses under permit in Randolph. Only 14 55 plus homes. Townhouses put strain on school system. Bring something in that we can sell. Looked at number and data, proposing 54 of them.

Blue Hills Regional Nursing Program: Roxanne Mihal, runs programs - Post secondary program. Students who do program are between 20 to 60. All walks of life, 40 week program (10 months), eligible for financial aid, diverse population. All students get jobs, suppliers of the workforce. Students are not at school all the time. Clinicals are two days a week and then after three days a week. Looking for a long time for proper site to share and thrilled that this came to us. Blue Hills wants to expand the health assistance program, thankful for Cruz Corporation. Excited, hopefully you will be as well.

Randolph Health Center: Believe it's a win win win situation for all of us. Everyone involved and the community. Believe everyone deserves access to the best healthcare. Opportunity to build a new health center by Randolph, for Randolph. Create more jobs, basic services, convenient hours. Services include adult and adolescent medicine, pediatric, family, women's health, OB Gyn, dental health. Offer everything in one umbrella. If you make it convenient they will come. Key service offered is behavioral health services. Happens on the spot. What makes a health center unique

is the area it resides in. What works in Springfield may not work in South Boston. Randolph gets to decide what services based on need. Healthcare for all. Affiliated with Boston Medical.

Want to hire from within the community. Bring Doctors, nurses, dentists. Staffing model is 25 entry level. Service area would be Randolph but would service surrounding communities Canton, Braintree, Stoughton, Avon and Holbrook. Hours - two nights a week until 7pm. Open on Saturdays. Access convenient. Are committed, experienced management team. Healthcare should available to all and what better place to get it then Randolph Health Center.

DHK Architects: Albert Cardenas - architect for 38 years, family housing, community. Wood frame housing in Boston and throughout New England. Adaptive reuse of school building converted to 31 units. Concept of the overall site is to integrate mixed use community. One key aspect was to create a flow for traffic. To accomplish that proposing to use new access road and out to Oak Street, avoids congestion onto Main Street. Gives each use its own environment. Cluster housing - around 9 groups of housing with 6 units each, small interior courtyard. School building will be rehabbed into three different uses. Health center, training academy and elderly housing. Ample parking surrounding. The idea behind the senior rental housing is to accommodate nicely sized elderly 60 plus, 3 story building. 45 units, elevator, community center, next to health center. The health center would occupy the existing historic building. New entrance for the health center, training academy and senior housing. Active adult 55 plus are market rate homes, gable roof, wood frame housing, 2 story units, central pedestrian way, some 2 story and 1 story units.

RFP Response and Economic Benefits: Dan Cruz, Jr. - New economic activity in North Randolph, believe contributes to the town. New real estate, new jobs, 30% of new employment opportunities to Randolph residents, will accomplish that, committed to that. Councilor Burgess - Is that just construction not health center? The team has committed to the 30% goal. Practical nursing, school benefit. Think this increases economic activity, maximizes revenue to Randolph, makes efficient use of the site.

35 plus jobs: Not minimum wage jobs, payroll would be a little under \$2M. Earning and spending money in Randolph. Economic infusion of capital. Consistent with the RFP. Property taxes - 100% of value = \$447,919. More realistic at 80.82% because that is how the town does it = \$383,088 of annual tax revenue. RFP had 10 criteria. Went down every criteria, heard the point and addressed them, jobs, payroll, tax benefit. Generate 75 construction jobs, local Randolph residents hiring preference, someone on staff outreaches to the contractors and workers to ensure people from

the local community are hired. Willingness to develop new partnerships, important to give back, get involved, make a difference.

RFP Question 4: Demonstrated need for the proposed uses - Randolph does not have a pediatrician. Practical nursing school would be first in Randolph.

RFP Question 5: Proof of successful present or past performance in real estate - Successfully developed in excess of \$500M. All types, single, multi-family, mixed use.

RFP Question 6: Creative use of the property - Created a really creative site design. Couples multiple uses into one connected community.

RFP Question 7: Response to neighborhood concerns - Increased the site area by another acre to give more green space, now have access onto Reed Street. Senior and active adult housing are typically low noise.

RFP Question 8: Maintenance of green space - Added parcels, 700 feet on Reed Street as entrance. Trying to mitigate any impact.

RFP Question 9: Consistency with town's master plan - 35 jobs, \$2M payroll, 75 construction jobs, complex. Will have a nice village character, townhouse system, green space.

RFP Question 10: Bid price - minimum bid price was \$1M, Cruz bid is \$1,150,000 15% over minimum.

Councilor Adams - At our last meeting it was decided to have public speak. I now open it up to public comments:

Mr. Burke - You talk 1,700 about fire department, that money pays their salaries and you are saying not using ambulance that much, that bothers me. Taxes, the other proposal is like \$125k more. If you have a chance to get more taxes and you let that go when December comes you will be hearing from me.

Pastor Stevenson, Spring Water Christian Assembly - What has drawn me here is the need of the residents. In terms of the taxes and income I am not savvy with that. Know you need taxes to run the town and that as a town council official you have to be concerned about revenue coming into the town. Tonight I ask you to consider the needs of the many residents of Randolph, who are taxpayers. Housing that was presented on both sides looks good, I would love to live in one of those units. But in terms of health, ask you to consider that many residents have to get on the bus or drive out

of Randolph. Like Cruz project, please consider.

Dr. Sharon Jackson - 21 year resident, retired, educational administrator. Spent most of career in post secondary education, would like as such to urge of the education benefits of the Cruz project. Both projects worth while, learned alot from both. The investments we have to consider not only financial but professional development of adult learners. Passionate about opportunity for the future, because of all these I urge you to consider Cruz.

Robin Glover, 17 Velma Road - Vested interest. Appreciate both proposals. Think my preference would be something behind my house which would be less disruptive, my preference would be the Sandler proposal. Concerned about my backyard property value, should take into consideration what you put in my backyard.

Pastor Colin Powell - 9 year resident, 2 elderly aunts live in Randolph. Travel outside for healthcare. Please consider bringing healthcare to Randolph. Takes all day to go to Boston. Please consider having this healthcare in Randolph. We deserve it, we pay taxes, are good people.

Thomas Fisher, 35 Union Square - Here 50 years. In the Cruz presentation, who is going to maintain road system? Daniel Cruz, Jr. - We will be maintaining the roads, snow removal, cleaning, etc. Our private road.

Helen Conrad, Intervale Terrace - Here 40 years. Concerned about the traffic coming out of Old Street. Putting medical facility there a lot of traffic. First street they hit is Intervale Terrace. Responsibility for the town is to think about the neighbors in that area. Everyone will have a car and will go the easiest way out. Hope the town puts a lot of thought into which way to go.

Dr. Dorian Culter - 17 years here. Honor of sitting on a board in Boston and one of the things that comes up is patients we serve are from the Randolph area and have to travel. Want to support the board I am on, but concerned about the residents. Heard young people who have grown up here and want to work here. See the development of the health center as a way that the young people can stay in the town they love.

Ida Gordon, Chair of the School Committee - Excited about the practical nursing school, affording them a program to transition from high school to a nursing program. Valuable resource. Like the housing, as a future empty nester. Recommend and appreciate if you consider the Cruz proposal.

Juanita Milton, Physician Assistant - Young professional with new family

working in a community health center. Ask that you consider Cruz proposal that provides access to children, elderly, offers mental health services. big issues across MA. I don't like traffic either but I think it's better for people to have access to healthcare.

Kevin Donovan - Lifelong resident, support Sandler project. Impact on neighborhood, residential area, more green space, no traffic on Old Street. Health center has it's benefits but we have dentists, we have pharmacies, Milton medical. It's not like we don't have these. Ambulances going down 7 at night on Old Street, drop offs there. I looked at both proposals. Parking if doing 1 1/2 spaces per unit. Cruz proposal has 9 spaces in front of the Devine School for health center and the school. Not enough spaces for people that work there. Big impact on the neighborhood. Other places it could go. Will the school increase Randolph's assessment from the Blue Hills to the school? The school will be paying rent. Does the health center pay rent? Big tax difference and this is the time we need to look at the money. We have large apartment complex coming up off Pond Street. We have a lot of rental units in town.

Rick Pascarelli, Old Street - Worried about ambulances and access to Old Street. Create more of a problem. Employees going to and from. Senior living, the ambulances coming and going. Think we need a health center but Old Street not where it should be. Old Street should stay a residential neighborhood.

Cheryl Beal - 68 next month and happy to say lived in Randolph my entire life. Lives on White lane with daughter and grandchildren. Always loved Randolph and as long as feels safe will continue to live in Randolph. Old Street is a one way because I almost got hit by a car when I was a tiny tot. A neighbor went to the town and asked them to make Old Street a one way. Do not believe we can take the impact of the Cruz project. Very narrow street, no room to make it wider.

Alpha Thomas - In support of the Cruz proposal. My son was admitted to the hospital, very frustrating to have to travel so far for healthcare. Not many jobs out here except for retail, manufacturing. Bringing health center to our community brings a more diverse neighborhood. More of a benefit because of the jobs it provides. Hours are when people are working and will be a balance with traffic during work hours.

Karl Wells - Would like to point out one comment with the Cruz Proposal. There is another 55 and over development under construction now, permanent site on North Street, resuming building now. Six unit building, approximately 60 units. Even though 14 existing units, 6 on MLS and another 60 units 55 and over.

Reverend, on health care board - Resident of Randolph. When you are 60 plus and counting, you want to retire. I am a pastor and have church of all ages. Sudbury gone, we just have Shaw's. What I see in Cruz proposal not only place to live, to train minds and a profession. And working in Randolph, win win situation. Respectfully ask to consider Cruz proposal.

Jose Mendes, Old Street - A lot of problems on Old Street. The police know what is going on. Cruz proposal more danger to all of us that live near there. People use that street as a two way, speed like crazy. Tonight someone almost killed my granddaughter. Too dangerous.

Andrea Nixon, School Committee - Feel the Cruz project not representing what we need in town. We have Porter & Chester school right over the line in Stoughton. Cruz project has a senior living center that they have to walk through. Clinic will not serve you, you will still have to go other places. We have doctors in town. Cruz project addressed taking a left onto 28. How many people here know you can't do that. Mr. Sandler is from here, knows what we need. Ask that you vote for the Sandler project.

David Harris - 50 year resident. Have seen everything. Community has changed. Present time we have housing being built all over the place. Cruz proposal is best interest for the town as a whole. Work with the schools, other organizations in the community. Every where you go you see houses, condos, put aside our own interests and do what is best interest of the total town. Support the Cruz proposal.

Maryann Rodman - Been in Randolph most of my life. Can understand what people are saying about the health center but we have those in town. Don't believe this is the place for it. Council should listen to the residents that live on that street, really going to hurt them. Concerned what is for sale, rental property. Concerned about Old Street being the access road. Not the right place. Support the Sandler project, revenue, green and better for Randolph.

Christine Gallagher - Concerns with both projects. Sandler - concerned with traffic mostly coming in and out. Greater concern is with Cruz project - would be unbearable at 4:30 in the afternoon. Both projects adding a street onto Reed Street adding a bigger burden. Taxes are also a concern. What will better Randolph. Health center and school wouldn't pay taxes. Fire, Police, DPW, curious what they think. Appreciate the health care needs but we have others in town and there is a school in Stoughton that will work with Blue Hills. Ask that you not consider going forward with the Cruz proposal.

Baptista (young boy who stood up and spoke) - Lives on the Canton side of Avalon. With the health center are the hours you are allowed to come after hours, I have asthma. Health Center Representative - We would offer late hours but more important is if you are going to your doctor more frequently we can work and manage your asthma. We want to manage that.

Nicholas Heisan - Housing, but what about affordable housing? Cornerstone of any great community are education and health. Cruz project will provide services to the community and work. Have not heard about affordable housing.

Gerry Good - 84 years in Randolph. Ask that you stay with Todd Sandler project. Many, many places that people can go to get their healthcare. I think putting in a health center would be a bad idea, disrupt the whole neighborhood.

Rebecca Robateau - On School committee but here as a resident. We do see Sandler houses around but the Cruz project will offer healthcare, what Randolph needs. Cruz project has a lot of flexibility, adjustments can be made about traffic. Nursing school, people will be trained, additional housing for the elderly. Support the Cruz proposal.

Cheryl Frazier, School Committee - Retired EMS. Health centers provide preventive care to cut down on ambulances. In favor of more jobs, which Cruz offers. Cruz project can modify Old Street issue somehow. In favor of it, preventative care is good for everyone. More beneficial.

George Baldwin, Glenn Lane - Interesting thing happened on my way to an appointment outside of Randolph, I was late due to an accident. Traffic changes dramatically, early prevention is a good road to travel down. Think carefully that a health facility is next door to you, it may be your best friend.

Heather Pascarelli, Old Street - All of the same stuff everyone has mentioned. Our water system is taxed. With Sandler there is 66 units, with Cruz it's 99 plus the school and medical center. Way more than the Sandler plan. I am in favor of the Sandler proposal.

Donald Watts - In favor of the Cruz proposal. Beneficial asset to the town. Mr. Burgess himself said he wanted something beneficial to the town. Yes it is going to impact other people. Bottom line is for the greater good is for the general public.

Mr. Glover, 17 Velma Road - Healthcare facility is fine but Devine School is not the place for it.

Christopher Jackson - Lived in town for 20 years. There is a saying if you never try you never know. Cruz talks about employment, education, healthcare, it's a win win situation.

Susie Donovan - Lived in Randolph for 13 years. People are concerned about the traffic, both of them will have traffic problems.

Public comments closed at 9:11 p.m.

Presenters responded to questions/comments:

Daniel Cruz, Jr. - We understand concern, we would undertake a comprehensive traffic study. They would let us know the best route to access. Would make adjustments to proposal, work with the town and community on an ongoing basis during the design process. Can give references. We live in neighborhoods ourselves. We want to treat you the way we want to be treated in our neighborhoods. We hear the concerns. Bedroom count: yes, we have more homes but our bedrooms are smaller, majority are 1 bedroom. Not going to have the traffic that people envision. Clinic: they have on going appointments, not a major influx of traffic. Senior housing: we find that seniors do not have as many cars. We don't see the traffic impact that is envisioned. Someone asked about taxes, if you look at the numbers, ours are higher than what you see on the other side. Look at the calculation. 55 plus is 54 homes with dens and garages. Those will be 100% market rate. Price point is \$329k for one bedroom and \$359k for two bedroom. Elderly will be mixed income, market rate and affordable (\$700 to \$900 per month). We tried to pay attention to the RFP

Todd Sandler - Both proposals have merits. Overriding for their proposal is about the health center, nothing to say about housing. Zoning by-laws say 1 1/2 parking spaces per unit, they have 9 in front of the health center, where are they going to park? Our proposal Old Street is being shut off, concerned about neighbors, green space. We will be keeping the existing trees. Cruz proposal Velma Road will have a 3 story building over them. With our proposal building would be gone and Velma Road would have 400 feet in their backyard. Health center seems to be whole focus. There are other places in town for a health center to go. Hollywell nursing home site is available, on Main Street, self contained, that is where it should go. As far as the neighborhood, making a colonial type village for everyone to be proud off. Will create a huge economic impact to the North Randolph community, huge benefit from ownership that are committed to the town and will become part of the community.

Daniel Cruz, Jr. - So much for critiquing the other person's proposal. I do not want to critique their proposal. We complied with the RFP, the

requirements, worked with the assessors department for the taxes. Our proposal generates more taxes based on 66 units.

Town Council Comments/Questions:

Councilor Alexopolous - Thank you both for being here and the residents. Mr. Cruz - there is a wetlands issue and 40 foot utility easement that goes to the back of Velma Road, on your proposal you have a building on that easement. How do you plan on doing that building? If selected, will hire a surveyor, this is initial concept, we may have to move building, was not aware there was an easement. Development issues come up all the time. Respond and think about ways to resolve them. So if complex cannot be built as such then it will impact the amount of buildings you have? If there needs to be an adjustment we will make that adjustment. Very seldom the proposal is the final product. Trying to compare and see what makes sense for us. Other issue I heard is the parking and number of students along with the teaching staff and staff at the health center, how do you address the parking concerns? There are 66 parking spaces plus 9 so 75. Being able to be utilized for the building. 45 to 50 students during the day and staff will that take all the parking spots? We don't know how the students get to school, not all have cars, elderly housing not all have cars. On your proposal you said health center will seek it's own financing, can you explain this. Health Center will own its own space, create a lease and they will buy their space. Does their timeframe coincide with your timeframe? 60 month process, done in phases. 18 months to make sure plan is complete, another 36 months for the entire building.

Councilor Goldstein - Mr. Sandler, 60 units will be 2 bedroom, no age restrictions, attract the young professionals. I don't see any play areas, any provisions for playground equipment? No provisions. On the plan, clubhouse could take on that type of equipment. Very few kids go to Randolph schools from townhouse communities. Target market late 20s to 65 years old who are homeowners and believe very few school age children.

Councilor Huff-Larmond - Project to help with taxes and to build the community. Cruz proposal is first draft, willing to make changes that will make residents feel more comfortable. Mr. Sandler, do you have the same understanding of changes, trying to understand more beneficial for the community. We have taken a very careful look at the neighborhood before starting. Came in with a plan that worked for abutters, we are always open to suggestions. Mr. Cruz - we do not come here thinking we know it all, we come with a concept. We know the price we want to sell, we know what, a health center, nursing school. Yes we do an overall concept so we know what we want to plan. Ongoing community meetings, meeting with

abutters, make sure we hear you.

Councilor Goldstein - Mr. President, would you recognize a motion his evening? Councilor Adams - Prefer to hear more councilor comments first.

Councilor Meoni - Thank you both for these proposals. Our town has been looking to develop this site for a long time. Mr. Cruz, I did not hear density number? Mr. Cruz - Back part is 7.5. You addressed the easement wetlands that the plan could change when you do your own analysis. Mr. Sandler you mentioned where the clubhouse is, is near the easement but also in a wetlands area. Mr. Sandler - Near the wetlands would have to meet with Concom, keeping the green space, significant drain and sewer easement to the southeastern most part of the lot, in my view construction cannot take place in that area. You mentioned you might be adding on to the plan, possible expansion of the plan? From the Cruz proposal we would be interested in buying the property Cruz wants to propose to buy. If adding the buildings you will still be at the 7.5? Could downsize to 4 unit buildings. To me it comes down to both plans are really good but things that need to be amended or modified to fit the needs of the community and the neighborhood. Cruz proposal has multiple elements, Sandler plan does not. That is part of my evaluation tool. The other is compatibility with surrounding neighborhood, overall quality of life in the community. Cruz proposal meets with that and with conflict of that. Also concerned that this is Cruz second plan in front of us and still see a lot of incompatibility.

Councilor Fernandes - Thank you both. One thing I am having a problem is do we really want to make a decision tonight. I would offer at some point to move it to another meeting. Mr. Cruz, appreciate that it is more than just housing. Are you going to have any staff on site at your facility? Mr. Cruz - Yes site office in the 62 plus senior center building, then maintenance staff. For sale 55 plus will be an association, personnel on site as long as they keep us on as the management company. Mr. Sandler, confused, Mitchell Street to the site, can you explain how that is going to work? Mr. Sandler - Maps show Mitchell street extends. Opening for Mitchell Street, which conforms to the rules and regulations, will be extended to Dow Street. Existing town street that has not been developed but will be developed at our expense. Does Dow Street go through? Existing town street not developed. Did not see any response to 9 out of 10 questions, why didn't you respond to them? They are answered, just not numbered.

Councilor Burgess - What concerned me Mr. Cruz is when Councilor Alexoplous asked a question about the easement you said the project is evolving, things could change. When I vote on something I am voting on whats in front of me. Town meeting voted on a proposal that came in for a development and what was voted on was not what the town voted. How do

we get what we voted on? You are asking me to sell a piece of property you haven't even looked at. The easement will eliminate one whole building of your project and I don't know how that deals with your finances. How do you address the buffer issues because right now I am not comfortable with that. Mr. Cruz - as I said earlier, it's an ongoing process. Don't see this as a final product. We have not gone out and hired a surveyor so we are going to have to look at the easement. We can always come back to Town Council, have something written into the vote, we want to work with the town. That's not how it works. It may not be how it works but maybe we can be a first, maybe we can change it. Doesn't make me feel warm and fuzzy. One of those concerns is the health center. They list hours of operations, after selling I have no zoning or permit regulations nor does any entity in the town to then regulate the hours. Once I sell this and then rezone as a health center they can take that and make emergency or ambulatory healthcare happen. You are asking me to introduce a new use into a residential district that I am not comfortable with. Mr. Donovan asked a good question, how are we assessed as a community on the Blue Hills nursing program? How does it affect our Blue Hills budget? Roxanne Mihal - of course it does, I don't have the figures but can get the figures. So that concerns me, another added cost to us. Sandler proposal addressed zoning, the 40 foot buffer, parking issue requirements and Cruz didn't address any of that. You call this a cluster development, doesn't cluster development mean you put more houses closer together and leave more green space? Albert Cardenas - a cluster groups the houses together so they are attached, there is open space courtyard in the middle and surrounded by green space. Your development does not do that. Yes it does. On both proposals, how do you address the war memorial? Mr. Cruz - The island is still there can preserve. Mr. Sandler - part of our preservation plan.

Councilor Gilbert - Thank you both for coming. Two interesting presentations. My concern is the medical facility is in a dense neighborhood, side streets will become access roads, public transportation is a block over, will there be other buses getting them there? Have heard tonight we don't have dentists, pharmacies, we have them. The Hollywell property would be a great place to put a medical facility. Third story building would impede on the people that live around there. Keep a residential neighborhood. What is the 700 feet on Reed Street? Armond McCoy - measurement from the access point of 34 Reed Street property to North Main. The white house beside the wall, 700 square feet? No, 700 linear feet. Already busy, trying to get from Braintree into my neighborhood, going to create traffic issues. Scope of this bothers me a little. Our goal in inquiring 34 Reed Street was to funnel all the traffic in and out of the site through that access point.

Councilor Burgess to Cruz Development - On 34 Reed Street, you are taking off our taxes for that and Barry Needham's place on Old Street, what is that worth to us and did you factor it into your calculations? Armond McCoy - for that trade off is \$400k to \$450k in annual taxes. So the answer is no, you didn't take it into consideration. You did not subtract 34 Reed and Barry Needhams from your calculations? No. The estimated amount is about \$7,500 a year.

Councilor Clifton - Want to thank all of our residents that came out and expressed views. Sandler is a well known, exceptional corporate citizen. Cruz family also been exceptional. Commend both organizations. I would rather come with a different prospective, believe that we as a community can accommodate both. One is a housing element and the other a multi faceted initiative. I believe based on the RFP one of the things one must pay special attention to is if the proposals have been responsive to all the RFP. I think in this case there were 10 criteria and I am not certain both organizations responded equally to each and every criteria within the RFP. Both proposals have merit and I think there has to be a way in which we can accommodate both. One has a business element and location is critical, one not so critical because it's a housing element. So I am just going to sit back and listen to the councilors and residents as they continue to express their views.

Councilor Goldstein - Move that we accept the proposal for the Devine School presented by the Cruz Company. Seconded by Councilor Fernandes. Voice vote: Gilbert - No, Huff-Larmond - Yes, Goldstein - Yes, Clifton - Yes, Alexopolous - No, Meoni - No, Burgess - No, Fernandes - Yes, Adams - No Vote: 4-5-0 Motion Failed

Councilor Burgess - Move to award the sale of the Devine School proposal to Sandler. Seconded by Councilor Alexopolous. I think it is the best fit for the North Randolph neighborhood, for Old Street and best interest for the town.

Councilor Adams - Further discussion? I will be voting no again, I think we should be waiting for the next meeting.

Councilor Fernandes - Mr. Chairman, I would like to invoke Section 21.

Councilor Adams - Section 21 means that anything introduced for the first time can be continued to the next meeting. The discussion right now has ended.

Councilor Goldstein - Motion to adjourn. Seconded by Councilor Huff-Larmond. Vote: 9-0-0.

Correspondence

Correspondence

Committee Reports

Council Comments

Adjournment

Future Town Council Meetings

November 28, 2016

December 5, 2016

December 19, 2016