

Dubois and King: The agreement we have expired December 2013. We have continued under the terms of the prior agreement. One advantage to continuing the agreement is the learning curve to understand all of Barrington's land use ordinances as it comes to plan review. The cost of the plan review is borne by the developer. ***Does the Board wish to extend the agreement for another year?***

SMP: Interior floor plans were already included in his proposal & price (he will make it clearer by listing it). He will add the two meetings which will increase the price by the hourly rates. I mentioned the deliberative session (first Saturday Feb 2015). He has already been asked by Rye for their deliberative on the same date as ours, so they may divide staff to cover if Rye doesn't change their plan.

We tentatively worked out these dates, subject of course to approval by the Board of Selectmen: Some time during open Town Office hours June 2,3,4, or 5 He will walk through the current Town Offices with the Board of Selectmen meeting staff and discussing the space needs. In particular there needs to be discussion about the size of the meeting rooms. June 23 at regular Board of Selectmen meeting bring in draft floor plans. He would also want to discuss 2 story, basement, etc. He would discuss delivery methods for construction. He did indicate that 12,000 square feet is about where the break comes as to cost savings between one story or two. Under 12,000 square feet it is more likely more efficient for one story. Above 12,000 square feet it becomes more economical for 2 stories. Adding a basement would require an elevator even if it were a walkout basement if there were interior access by stairs. We did not go further than that for dates but I would expect late July/early August we would have exterior concepts. As we get into the budget we should be able to get pricing and other information to start the process of making the public aware of the plan. ***Does the Board approve the revised scope of work?***

Date week of June 2-5 to go through town offices: Jason LaCombe is available other than Monday morning. He had proposed June 4 after 2 PM. (FYI June 3 works best for Town Clerk.) I think it most important to try get all the Selectmen there. Dennis did not want Wednesday June 4. ***What date would the Board like?***

Wilhelm Property: Because of the title issues related to the town taking of the property by tax deed, the title insurance company will not insure it. ***Will the Board vote to proceed without title insurance?***

Joint Meeting with Conservation Commission: John Wallace wrote the Conservation Commission is willing to meet with the Board of Selectmen and agreed with the suggestion of June 2, a regularly scheduled Board of Selectmen meeting. He proposed the following for agenda items: Finally, we'd love to have a joint meeting, and June 2 works for most of us. A few things we'd like to have as part of the agenda for that meeting:

- Purchase of the Renna property
- Purchase of the Monfet property
- Having the town write a letter to the AG about amending the conservation easement deed on the Gerrior subdivision

Does the Board agree to the date and does the Board have any additional items?

Year to date Revenue and Expenditure: *Does the Board have any questions?*

Envision Committees: I would suggest we need to have a better handle on what is happening, including posting meetings and minutes if these are going to be treated as official town committees. *Are the Envision Barrington Committees considered Town Committees and hence covered under the town insurance (question driven by insurance to use the school)?*

Information:

Thank you: We received a thank you from the Red Cross for the Town's contribution to their work.

Video on-line streaming connected to our website. Granicus rep wrote: Here is a proposal of one widely used option. Thanks for taking the time to review Barrington's situation with me this week. Attached you'll find a proposal which outlines our discussion, the solution, pricing and next steps, as well as a technical guide to our encoder. The way that pricing is presented in our system can be a little confusing so, in summary, the up-front cost is \$3,500 and the monthly cost is \$549. Half of the up-front payment is due upon contracting and the other half due once the solution is set-up and ready for you to use (60-90 day implementation). The monthly payments don't start until that point either. Below are a few times towards the end of next week that my team and I are free for a technical validation call where we can discuss video formats, network speeds, etc. Let me know what works for you and the school IT team.

Charter Weeks wrote To the Selectmen:

At last Friday's meeting of the Economic Development Committee from the Envision Project, it was mentioned that the Selectmen are planning to engage in a land swap with American Truck. The suggested plan was to exchange some of the Town land on 125 for back land owned by American Truck.

I would urge you to reconsider. If American Truck is planning to build a building, you should sell them the land. If, as I suspect, they intend to use the land for a more extensive display of vehicles, you should refuse for the following reasons:

1. Frontage on 125 is very valuable as commercial property and should not be relegated to a parking lot.
2. A parking lot has virtually no taxable value compared to a business with a building.
3. Any back land they give you will have some of the same issues as the rest of the property.
4. Newtown Plains Road intersection has been a big concern to DOT for a long time. They have explored ways to realign it so that it intersects 125 at a 90° angle. And impediment has been the cemetery on the easterly side. We don't know where they are in the planning process, but at some point it is likely to be directly opposite the Town's property.
5. The Town land abutting American Truck is one of the flattest the most accessible ways to get on the site, which enhances its desirability for a commercial use.

6. The Town's 50 foot right-of-way off Pierce Road, that abuts American Truck property, climbs steeply to a plateau. Much of their land is of a similar nature to the rest of our site so there is no real enhancement for future development unless the ratio is very high and even then the adjacent land on 125 is quite developable without involving a larger development scheme.

I responded :

The reasons I understand this is proposed and supported by the Board is as follows:

1. There are wetlands issues including one that forms a natural boundary for the proposed land swap that makes the area next to Liberty of limited development value to another entity.
2. Their plan is a parts/warehouse building, not a parking lot.
3. The land they are giving us is several acres with frontage along Pierce Road that gives better access to the back land off Pierce Road since as you note it would be hard if not impossible to build a road on the 50 foot access. As you note, there is a plateau, that is a possible future site and getting access to it is important.
4. We do not believe we should hold up development until the state solves the intersection issues. The larger the proposed project, the more the state is going to expect for town funding of that intersection.
5. We believe getting a building that pays taxes sooner rather than waiting for a possible better deal later more than covers the value of the land.

This was clearly the case with Turbocam, where their new assessment (which is still under construction and therefore not complete) will pay an estimated \$ 130,000 in taxes this year alone, in addition to which they spent approximately \$700,000 building a road which made the remaining Town three lots more valuable for the town. In addition they will be contributing 10,000 cubic yards of gravel before completing the project and with that road the Town was able to start excavating gravel for its own use from one of the lots (which it could not do without investing in a driveway for access (which voters would not approve). I believe that proves the case that giving land to get economic development today is a valid strategy.

I would close with the old Native American story about the young woman who each year was offered the opportunity to pick one ear of corn as she walked down the row, that ear being perceived as a predictor of the harvest. The caveat was she could not walk backwards. Sadly some years in waiting for a better ear as she walked down the row, she would get to the end and have to pick whatever was on the last stalk.