



TOWN OF WINCHESTER
WATERFIELD LOT TASK FORCE MEETING
Wednesday, August 25, 2021
Remote Participation

A. OPENING & INTRODUCTIONS **5:00 PM**

Notification of Meetings and Hearings (open to public) **5:10 PM**

- Monday, September 13, 2021 4-6pm – Regular Session
- Monday, September 13, 2021 6-7pm – Public Input Session
- Monday, September 20, 2021 5-7pm – Regular Session
- Thursday, September 30, 2021 5-7pm – Regular Session

B. REVIEW OF TASK FORCE CHARGE **5:15PM**

1. To meet as often as needed (may be weekly) in order to provide timely advice to the Select Board in their negotiations;
2. To attend a briefing and review materials provided to the Task Force on the issues and concerns surrounding the development of the Waterfield lot, the availability of affordable housing in Winchester, the financing of mixed income housing developments, the costs of garage parking facilities, and the CIVICO proposal;
3. To hold at least one public meeting for community input and consider input from the public that is received by the Town Manager's office;
4. To work with an independent financial analyst to provide information that would be helpful to the Select Board and general public's understanding of the project;
5. To supply the Select Board with a written report, stating the Task Force's recommended priorities from 1-6, with 1 being the highest priority and 6 being the lowest, of the following aspects of the LDA and proposed development (listed below in alphabetical order) OR stating the Task Force's recommendation as to the relative weight (from 1 - 3) the Select Board should give to each of the following:
 - o Availability of Public Parking
 - o Design of the project including building height, public spaces, sustainability features, commercial spaces
 - o Length of the Ground Lease
 - o Long-term Town oversight of management, maintenance, affordability, building ownership
 - o Mix of Affordable and market rate housing units
 - o Revenue to the Town

BUSINESS **6:15PM**

1. Open Meeting Law
2. Background: Housing Production Plan, Master Plan, Central Business District
3. Procurement Process: Town Meeting, RFQ, RFP
4. Land Disposition Agreement Overview
5. Project Design

The items listed above are those that is reasonably anticipated will be discussed. Not all items listed may in fact be discussed; other items not listed may be discussed to the extent permitted by law.