



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Market Square Approved Minutes Thursday, March 12, 2015 at 7:30am

Board Members:

Mike Oldenburg, Member– Present

Noel Lyons-Baker, Member – Present

Paul Gosselin, Member – Present

Bob Higgins, Member – Present

Al Letizio, Selectman and Chairman – Present

Joel Desilets, Selectman – Present

Alan Carpenter, Member - Present

Kristi St. Laurent, Member – Present, Arrived at 8 am

Meeting called to order at 7:35 AM.

Motion by Mr. Oldenburg to approve 2/9/15 minutes. Second by Mr. Higgins. Vote 5-0-1

Mr. Letizio gave a brief synopsis of the agenda.

Discussion regarding an offer from George Fredette (SFC Engineering/Greater Salem Chamber EDC Chair) volunteering to prepare Market Square Renderings. Consensus that Mr. Fredette's offer is greatly appreciated but there may be other local business owners willing to volunteer in the same capacity and also renderings at this time are not the highest priority.

Motion by Mr. Gosselin to graciously acknowledge offer but put off decision at this time. Second by Mr. Desilets. Vote 7-0-0

Discussion on new Market Square District versus a Market Square Overlay District.

Mr. Carpenter sees benefit to the Overlay District option in that we've got a better chance of success among the different location options and configurations. The art is in the ordinance, which can be specifically tailored to the topography.

Mr. Gosselin concurs. Helps ensure some kind of agreement occurs.

Mr. Oldenburg supports also. Believes we should study other lifestyle developments further.

Mr. Higgins concurs. Recognizes town survey input indicates big box development is not desired.

Ms. St. Laurent supports a Market Square Overlay District. Believes the proper incentives can be built into the district to make it achieve the desired goal. Without changing property rights, this approach can help bring about a cohesive project.

Mr. Letizio concurs. Thinks we've got the right spot; access, visibility, tax impact, the overlay district approach has a strong likelihood of succeeding in the free market.

Mr. Desilets initially supported rezoning the five subject parcels to a new Market Square District, but believes the Market Square Overlay District can also be successful. Joins consensus and commits to working together to ensure the spirit and intent of the walkable downtown development is achieved.

Discussion around acreage minimum lot size to ensure cohesive development.

Mr. Carpenter suggests 25 acres for discussion.

Mr. Desilets suggests 50 acres for a minimum lot size. Feels this will present a few options for achieving the desired development while precluding multiple, disjointed developments.

Motion by Mr. Gosselin to proceed in the direction of the Market Square Overlay District with a 50 acre minimum lot size and to include future DOT land that may become available after the highway construction. Second by Mr. Higgins. Vote 8-0-0

Mr. Carpenter suggests we compare our ordinance against the Lynnfield ordinance again. Committee concurs this review can be done again and members should come to the next meeting prepared – having reviewed this in advance.

Mr. Letizio stated we are tentatively arranged to attend the 4/29 planning board meeting and the committee should meet again before then.

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Motion to adjourn the March 12, 2015 Market Square Subcommittee Meeting at 9:00 AM made by Mr. Desilets. Second by Mr. Gosselin.

Motion passed: 8-0-0.

These minutes are in draft form and respectfully submitted by Joel Desilets, Selectman.

UPCOMING MEETINGS: