

**MINUTES  
BOARD OF SELECTMEN  
OCTOBER 15, 2002  
SPECIAL SESSION**

The Board of Selectmen convened in a special session at 7:30 PM in the Selectmen's Meeting Room of Town Hall to discuss major capital project planning and land use issues related to certain Trapelo Road property. All members were in attendance.

The Board addressed the scope of the Senior Center project which had been previously identified for the Kendall School site.

Mr. Brownsberger focused the issue, which involved the prior rejection of a larger scale community center project. The Town's architect, Joel Bargmann, reviewed an analysis of a scaled-down single story senior center facility. The architect reviewed possible enhancements to this plan, including basement storage space and a second floor "shell".

Barbara Miranda of the Council on Aging confirmed the agency's concurrence with the program developed to date. She expressed interest in adding a branch library facility in the complex, but not at the expense of senior center programming identified for the main level.

Maureen Connors, Library Director, reviewed with the Board the space required for a full branch library facility within the Senior Center complex.

Ms. Mahoney expressed the need for the Town to determine the future viability of library branches in general, and if so, whether the Kendall site on Beech Street was an appropriate location.

Several residents and/or advocates for a senior center made comments relative to the scope of the senior center design and elements.

The Board expressed its general support for the flexibility and cost-effective space for other Town uses that basement space and a second-floor shell provides. The Board debated the merits of identifying space for a branch library at this time.

The Board moved: to adopt a scope of a project including a senior center program, basement space and a second floor shell, as identified in a concept plan prepared by Bargmann Hendrie+Archetype, Inc. and that the Board conditionally support the development of a branch library facility.

The motion passed unanimously (3-0).

The Board engaged in a discussion of the development of a headquarters fire station on Trapelo Road.

Mr. Brownsberger noted a recent meeting with the Tarabelsi family and expressed his appreciation for their patience and willingness to work with the Town.

Ms. Sydney, representing the Kendall family, reviewed the planning in cooperation with the Town to develop the site commercially and to accommodate the Fire Station building.

Mr. Brownsberger reviewed some thoughts and ideas about alternative development site planning. He desired to "de-couple" and simplify the fire station land acquisition/development from the commercial

development issues, including re-zoning considerations. He noted that flipping the location of the Fire Station to the other side and maximizing the development options for the remaining portion of the site might accomplish this.

Ms. Mahoney reviewed the alternative of taking the entire Kendall parcel and developing other public uses in connection with the fire station.

The Board authorized its Town Administrator to attempt to conclude negotiations over the current plan and to explore the alternative proposal identified by Selectman Brownsberger.

The Town Administrator requested the Board of Selectmen to meet in executive session to discuss contract negotiations with non-union personnel.

The Board moved: to go into executive session for the purpose of discussing contract negotiations with non-union personnel. The Board shall not return to open session.

The motion passed unanimously (3-0), by roll call vote.

---

Melvin A. Kleckner, Town Administrator  
Clerk, Board of Selectmen