

Master Plan Implementation Committee
Meeting Minutes
September 25, 2023
7:05 PM-8:07 PM

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TOWN OF WESTBOROUGH

Committee Present: Chairperson Mark Silverberg, Vice Chairperson Wendy Mickel, Mark Rauch, Patrick Welch, Maria Barney, Tom Bleier, Catherine Nourse, Kristi Williams, Kris Allen, Stephanie Doyle, Christina Kelleher
Also present: Jenny Gingras- Director of Planning, Kristen Belanger-Planning Dept. Administrative Assistant
Not present: Dan Schur, Ding Han

The meeting of the Westborough Master Plan Implementation Committee was held at the Westborough Fire Department Meeting Room, 42 Milk Street, Westborough, MA 01581at on Monday, September 25, 2023. The meeting was convened by Mark Silverberg at 7:00 PM.

Member Rauch made a motion to approve minutes from 8/28/23. Member Mickel seconded.
Vote: 7-0

Review Town Meeting Slide Presentation

Ms. Gingras presented the draft of her presentation for town meeting.

- It was mentioned that Slide 3 is missing Public Health and Sustainability categories. Ms. Gingras noted this and will add to the slide.
- Slide 5 is a pie chart that shows the number of items "In Progress" for each category. Colors need to be differentiated a little more. The additional two categories need to be added. Master Plan in progress and completed. The suggestion was made to add a % that compares the number completed of the total. Ms. Gingras will look at doing a bar chart instead. Feedback from departments was that many items are continuously in progress. The suggestion was made to stack a bar chart. Add an example in discussion like updating the zoning bylaws.
- Add in additional slide after #2 for planning process.
- Slide 6 remove "all" single-family subdivisions.
- Add URL to the Master Plan to the final slide.
- Significant achievements-are good as is
- Items in progress- change title to Sample of Items in Progress.
- Add proposed community center to be acted on at Town Meeting.
- Suggestion was made to add items from each category.

Updates on status were added to the implementation spreadsheet. Members are going to review and provide feedback. A discussion was had to make the updated spreadsheet available to the public.

Ms. Gingras will make updates and send back out to MPIC. This will be shared at the Planning Board meeting on 10/3.

Select Board has come to MPIC for a recommendation of purchasing the Boston Sports Club building to make a Rec/Senior center for \$8 million. Building is 64k sq ft. Upper level has a basketball court, pool, multi-purpose room and offices. This level is move in ready for the Rec Dept. The lower level used to be Stein Mart is now Spirit of Halloween, this is 31k sq ft. of plain open space. The intention is to fit up the Senior Center here. Currently the Senior Center is 8600 sq ft. They would need to add a commercial kitchen to the new space. The second warrant article is to contract with a consultant that can do community engagement. So far, a computer lab, music room, and art space are all ideas to use the extra space. There may be an opportunity to lease out space.

No identified use for the current senior center at this time, the building will probably be sold.

A multigenerational space is a key deliverable of the Master Plan. The building is in an area where the town wants to develop.

Member Bleier questioned if this facility actually meets the needs of the Recreation Dept. It only has one basketball court to offer?

Member Welch mentioned this can be used as temporary library space while the current library is being renovated.

Member Rauch would like the Chairman to step up at Town Meeting to voice the MPIC support of purchasing this property.

Purchase would be \$139/sq ft versus \$800/sq ft for new construction.

Member Allen made a motion that MPIC support the acquisition of 1500 Union as a multi-generational community center for the town. Member Rauch seconded.

Discussion:

Senior Center Director and Rec Director are providing a presentation to the Select Board. Estimated to be \$68/family to fund the purchase. They have identified other resources for the fit-up. Utility and maintenance would be a budget item. The Town will have 2 additional full-time staff and an increase from part to full time in the Senior Center.

Vote: 10-1

Discussion on MP Implementation Funds

There are leftover funds from the contract with VHB for implementation.

There is \$9k left in the contract. Donny Goris-Kolb with VHB listed his priorities.

- VHB doing a compilation of priorities and attending a meeting
- Developing 5 implementation plans and instructions

Ms. Gingras made a recommendation to adjust what we are contracted for to include actual implementation of one of the items.

If we utilize VHB for a Downtown Master Plan, we may be able to roll it over to them.

Along with the MBTA communities requirement there is an economic feasibility component that costs about \$10k but the town has received a grant.

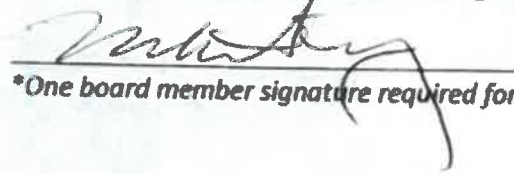
Member Rauch would like Planning staff to make suggestions.

When something specific is identified it will be brought back for the committee to vote on.

Member Rauch made a motion to adjourn at 8:07 pm. Member Barney seconded.

Vote: 11-0

Respectfully Submitted by Kristen Belanger, Planning Dept. Admin. Assistant



**One board member signature required for approval.*

