

## **Finance Board Meeting Minutes: August 26<sup>th</sup>, 2013**

*Attendees: Russ Wilson, George McCormack, Ben Caggiano, Steven Dapkiewicz, Bill Previdi, Phyllis Shea, George, Rachel Meredith-Warren*

Chairman Mr. Georgountzos called the meeting to order at 7:40 PM.

The first order was to take a vote to accept the meeting minutes presented by Mr. McCormack for meeting dates June 17<sup>th</sup> 2013 and July 25<sup>th</sup> 2013. Both were unanimously accepted.

Ms. Meredith-Warren made comments regarding getting town bylaws electronically distributed to the board.

The discussion moved to the Special Town meeting to be held on Sept 3<sup>rd</sup> 2013. Before conversations proceeded to anything material Mr. Georgountzos explained he was a founding member of 'Friends of Stoneham;' a group created to raise public awareness of a 'project' the 'group' feels too dense for the town. The 'project' referenced is known as the "Weiss Farm" property. As a member of the 'group' Mr. Georgountzos recused himself from a discussion and sat in the guest area of the room. Mr. Wilson with the same affiliation also recused himself and moved his location to the general public seating.

As Vice Chairman, Mr. Previdi took control of the meeting. He read the warrant article submitted by Russell Wilson aloud. After the article was read Mr. McCormack questioned members of the "Friends of Stoneham" who were in the audience on the amount being allocated which did not exist on the aforementioned article.

Mr. Previdi commented that no vote could be taken without knowing the potential cost. At that point Mr. Paul Armano representing the "Friends of Stoneham" in the audience stated the range would be between \$150,000 and \$250,000. It was suggested by Friends of Stoneham member, John Sullivan, that the board vote using a range. There appeared to be consent with this proposal.

Ms. Meredith-Warren asked about the typical development by Corcoran. An unknown citizen in the audience stated that the developer has "raped" towns. She mentioned that MEPA can get involved in acreages that are over 25 acres. Weiss Farm is over 25 acres. George Georgountzos commented an existing property constructed by Corcoran that is behind a SMART car dealership in Saugus is quite large and that 300 units is on the low range of their portfolio.

The article will have language to restrict buildings other than Residence A houses. From this rose discussion of what was legally considered a Residence A property.

An unknown citizen rose and commented that this is an environmental, traffic, and safety problem. The citizen mentioned the public safety issue.

Mr. Previdi said there was close to \$2 million in stabilization, where the money assuming it's voted in favor at town meeting, will be coming from.

Ms. Meredith-Warren commented that the town needs a planner and questioned why we don't have a planner. She mentioned that she is not against density but there needs to be a plan.

Mr. Wilson speaking from the audience briefly explained that there was no planner and stated that the 'development' would create \$345,000 in revenue for the town but there would be much more in problems and public safety expenses. Furthermore, Mr. Georgountzos mentioned the potential involvement of MEPA due to the environmental concerns.

Mr. Previdi asked if anyone in town is in favor of this 'development' and the collective answer from the audience was 'no.'

Mr. Previdi suggested a vote with assumption that the article amount would not exceed \$250,000. Six voted and in favor with two abstentions (Mr. Wilson and Mr. Georgountzos)

Mr. Georgountzos re took the chairmanship position and proceeded with administrative issues. The board was called to adjourn at 9:40 PM

Respectfully,

George McCormack