**Capital Expenditures Committee**

**Meeting Minutes**

**Wednesday, January 27, 2016, 6:15 PM**

**Lower Conference Room, Dedham Town Hall**

**Members Present:** Peter Springer, Michael Podolski, Amy Paxson, Susan Fay and Maureen Hanlon

Mr. Springer called the meeting to order at 6:20 PM

**Capital Budget Hearings**

**Planning Department**

Strategic Planning Study for Dedham Square- The request was for $30,000. Richard McCarthy, Town Planner, explained that he thinks this is a good time to look at Dedham Square from an economic standpoint. They currently have design guidelines but they are “watered down” due to the fact that architecture is opinionated and each area of town being so different should have its own design guidelines.

Mr. Springer disclosed that he is a member of the Dedham Square Circle Board.

Ms. Hanlon commented on the size of new buildings that are going into the square and the appropriate heights and questioned why they are waiting to do a study after the fact.

Mr. Podolski commented that a grant pushed the square project through. Mr. Podolski added that 40 feet height in the square is in the Zoning Bylaw, no waivers were given to the new buildings.

Mr. McCarthy commented that this discussion is the exact reason why this study needs to be done.

Ms. Fay confirmed with Mr. McCarthy that this study would be a blend of data and public process. Ms. Fay also confirmed with Mr. McCarthy that this study will help retailers coming in to see what would be the best type of business to come in.

Mr. Kern explained how it has been demonstrated by the people who live and are engaged in Dedham that this study is needed, and data is needed. It would be too late when there is an applicant in front of the Planning Board and the necessary guidelines are not in place.

Ms. Paxson asked “shouldn’t we have done this 5 years ago?”, and Mr. Kern responded that we can always say that, but things change over time.

Ms. Fay commented that she thinks it is inappropriate to have the Dedham Square Circle conduct this study; it should be a neutral party as they need to be really objective.

Ms. Hanlon commented that a majority of taxpayers in town feel that the Dedham Square Circle is dictating what will happen with the square.

Mr. McCarthy commented that he approached Amy Haelsen to discuss this; it was not a request that came from the Dedham Square Circle.

John Sisson, Economic Development Director, commented that the Town will be moving forward with a similar study in East Dedham this year and he expects that it will be a messy process and will involve tension, but it is necessary in order to enable some good things to happen in East Dedham Square through a good community vision.

Ms. Hanlon asked about the involvement of the Open Space & Recreation Committee. Mr. Podolski explained that the Committee has been very actively involved.

Providence Highway Corridor Study- Mr. McCarthy explained that the goal of this study would be to strategically lessen impacts; there are things that need to be addressed and they need to see if improvements can be done. As it is now, people cut through different neighborhoods. They would like to approach the state to make improvements.

Mr. McCarthy also gave the Committee a heads up that the Master Plan would need to be requested in a future year, likely FY19 or FY20.

7:15 PM: Amy Haelsen commented that the Dedham Square Circle is an organization that is 100 percent privately funded. It is made up of Dedham Residents. They have found that as a result of the Dedham Square Improvement Project, developing is spurring. When the police station moves out, that will leave a pretty prominent parcel open. Consultants will be able to look at the highest and best use for that location and others and not make any assumptions allowing the Town to have the data that is needed to make informed decisions. Private developers can do what they want and they can discuss what they want to see; the Town only has one chance to get this right.

Ms. Hanlon asked if the Dedham Square Circle had any say on recent projects of try to influence design. Ms. Haelsen responded that they have been in conversation with the Design Review Advisory Board, but they are only an advisory board.

Ms. Podolski commented that he the Dedham Square Circle is doing a great job.

**7:20 PM: Economic Development**

Redevelopment Analysis for Dedham Corporate Center- Mr. Sisson explained that development is being pushed and the importance of the Town performing its own due diligence to determine what makes the most sense for that area through a study.

Mr. McCarthy commented that they have met with MBTA regarding Dedham Corporate, and the MBTA has money to spend there. Dedham has a say and should be prepared to have that conversation.

Mr. Kern let everyone know the area they are referring to is the parking lot at Dedham Corporate.

**Discussion and Deliberation RE: Capital Requests**

The Committee and the Town Manager discussed the process that would be followed this year with regards to the ranking system.

With regards to tasers, Mr. Kern explained that if it is yours you take better care of it, reduces risk when exchanging them from one officer to another. It is also about accountability.

With regards to School Technology Ms. Fay commented that all 70 whiteboards should be funded at once. Mr. Kern explained that if they do break it up, they would buy them for the freshmen first.

**Meeting Minutes-**

Ms. Paxson made a motion to approve the meeting minutes from 01/12/15, seconded by Ms. Fay, UA.

Ms. Paxson made a motion to approve the meeting minutes from 02/25/15, seconded by Ms. Fay, UA. (Ms. Hanlon abstained)

Ms. Paxson made a motion to adjourn at 7:50 PM, seconded by Mr. Podolski, UA.