

2010 Special Town Meeting

Monday, December 6, 2010

MODERATOR: It is my distinct honor and privilege to call to order the 2010 Special Town Meeting for the Town of Andover. Welcome everyone. My name is Sheila Doherty and it is my privilege to serve tonight as your Town Moderator for this meeting. I would ask you all please if you would stand. As is our tradition we normally have an invocation at the annual meeting since this is a continuation of our annual meeting I would ask you please if you would just take a moment of silence to remember those members of our Town who are no longer here with us at this Meeting. For our men and women who are in service for our country and for their families.

[MOMENT OF SCILENCE]

Thank you. Mr. Vispoli. Pledge of Allegiance

VISPOLI: [ALL PLEDGE OF ALLEGIANCE]

MODERATOR: Thank you. Mr. Urbelis.

URBELIS: Madam Moderator I move to admit Joseph Piantedosi, Jonathan Phelps, Wayne Loosigian and others non-voters who may enter the hall hereafter some of whom may be speaking.

MODERATOR: All those in favor of admitting non-voters some of whom may be speaking to us this evening, please raise one hand. All those opposed. The eyes have it the motion carries. If you'd please admit them to the non-voting section of the room. I would ask you all please if you would turn off cell phones during this meeting; internet connection. At 8:30 please do not have your cell phone on. And for those of us who are DDR-ing the game tonight, if you do happen to look at the score do not yell, do not scream, do not put your hands up. I don't want to know. Thank you.

There is no smoking of course. No food or drink in the auditorium here, other than water. There are restrooms out here to your left, my right, if you need them. You must be seated to be counted. You must be in a seat and you must have a sticker on to be seated. Mr. Urbelis if you could do the Waiver of Service, please.

URBELIS: Madam Moderator I move to waive the Return of Service and to allow the Moderator to refer to the Warrant Article by number and subject matter.

MODERATOR: All those in favor of referring to the Warrant Articles by number please raise one hand. Thank you. Those opposed. The ayes have it the motion carries.

The voting sections of the hall tonight...If you have children with you here this evening we would ask you please to sit up in the non-voting section, which is up there to my right, your left. In the back. You certainly can vote, but we'd ask you please where you are here with non-voters, non-registered voters, if you would sit there with your children. If there are people who are here with their children who want to vote.. Counters if you could please make note of that and make sure you count those votes. Thank you.

The voting sections tonight will be Section 1, over here in the front; Section 2 will be here in the middle up to and including row L; Section 3 will be this section right here in the front; Section 4, will be row L and back, I'm sorry J through the break there up; Section 5, will be from row M to the back; and Section 6 over here will be row J and back.

The participants on the stage today are, to my left, your right, the Finance Committee, Town Counsel, and I'd like you all to welcome our new Town Clerk, Larry Murphy. This is his first meeting. If we could give him a round of applause and welcome. Giant shoes to fill and thank you, Larry for all you do in preparations for tonight. Over here to my left your right we have the School Committee, the Board of Selectmen, the Town Manager and the Finance Director. Over on the left over here is the Ombudsman, which is Attorney Christopher Vrontas. If you have any questions regarding amendments that you may want bring or if you want to bring an amendment it needs to be in triplicate. He has the triplicate forms and he can help you with the wording and getting that to us.

The tone of our meeting. I hope would go without stating but I will state it. Absolutely, positively the open town meeting process we're all for agreement and disagreement and discourse. However, I will not allow any disparaging statements, innuendo, or ulterior motive to our Public Officials, our volunteer Boards and our citizens. If that is something that is going to be happening then that is

something I will stop immediately. I will do everything I can to make sure your questions are answered. And I would ask you please to respect the efforts that go into planning this meeting. I'm very sorry we also have with us here our brand new Superintendent of Schools, Marinel McGrath. [APPLAUSE]

You must have a sticker to vote. You must be at a seat to be considered for voting. If you are in the hallways, if you're standing in the back, your vote will not be counted. It's very difficult in this forum, the auditorium, ...the flow that we generally have. There will be a presentation mic down here. It will also be a "pro" mic. There will be a "con" mic over here. There will be a "pro" mic in the back and a "con" mic in the back. So there is a "pro" and "con" mic on both sides of the main aisle. If for some reason you have a disability that would cause you to not be able to get to a mic, would you please identify yourselves to me, or please to one of the voting counters, and I will make sure that we queue you in to the discussion. All questions that come from the floor need to be directed to the Moderator. If you are looking to make an amendment to any Article that we have before us you are certainly free to do that. We will vote on the amendment first. If the amendment passes it becomes the main Article. If it does not then we go back to the original Article.

I would like to take a temperature of the Meeting as we have done in the past. I would like to propose a motion to all of you and ask you please to vote on this. And I move that in this Town Meeting we impose a limit of three minutes per speaker from the audience, the presenters of an Article will have five minutes or longer at the discretion of the Moderator. The Moderator will give 30 second notice to a speaker that your time is running out. All this in favor of that motion, could I please see a show of hands. Thank you very much. Those opposed. The ayes have it, the motion carries. Okay. Any other housekeeping issues we haven't addressed? Let's get started. Article 1, Mr. Grygiel.

Please make sure you have a microphone you may want to pull it close.

Is this mic down here on? On the floor, please. Is that microphone up here on the floor on please?

GRYGIEL: Thank you, Madam Moderator.

MODERATOR: Go right ahead, sir.

GRYGIEL: Article 1 purchase of 3 Blanchard Street. I move that the sum of \$290,000 is hereby appropriated to pay costs in acquiring the land at 3 Blanchard Street containing 1.08 acres more or less as shown on Assessor's Map number 199 Parcel 7 and described in a deed recorded in Book 5471 Page 243 at the North Essex Registry of Deeds and for the payments of all other costs incidental and related thereto that the Board of Selectmen is authorized to acquire such land by gift, option, lease, purchase, or eminent domain on the terms and conditions deemed by the Board of Selectmen being in the best of the interest Town, including but not limited to a condition that all buildings and structures shall be removed prior to the sale and the property shall be inspected prior to and following the demolition of the buildings and structures to ensure that the property is left in a state acceptable for use by the Town as part of the new Blanchard Field project and that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow said sum pursuant to Chapter 44 Section 7 Subsection 3 of the General Laws or any other enabling authority to issue bonds or notes of the Town therefore.

MODERATOR: The Motion's been moved and seconded—seconded, sorry as presented. Mr. Grygiel.

GRYGIEL: Thank you. Carl Grygiel, 7 Harrisbrook Street, Vice-President of the Andover Soccer Association. I'm here to present with Mike Ferris, President of the Little League Association, Article 1...This Article came up in the Spring Town Meeting, why is this Article back as constructed? The Loosigian family has lowered the price of the property from \$322,000 to \$290,000. The Baseball and Soccer Associations in working with the Town have redesigned the site to allow for more field space as well as more parking space and modifications to the site, which we will go into in complete detail. The Soccer Association in addition is committing \$50,000 to cover the costs of the demolition of property and structures and site preparation as outlined in the Article. And why this is back now, is our goal is to begin construction and the final ...design this spring, spring 2011. Why is this investment important to the Town of Andover? 3 Blanchard is a good complex that the Town has worked quite diligently with the sports associations and its abutters and actually improves the site to make it a safer site with new access into the property and hopefully redesign the property

and street buffers to create more cushion between the abutters and the site itself. 25 more parking spots are created and more off-street parking. And importantly new and more field space is created for the youth of Andover. I'd like to turn it over to Mr. Mike Ferris from the Little League.

FERRIS: Thank you, Carl. I'm a resident of 22 [INAUDIBLE], on behalf of the Little League on behalf of the Blanchard project and behalf of the Little League for the past three years and this is the current design of the park that's been previously approved at Town Meeting. And you can see it's a great park. It really is. And there's three baseball fields and a soccer field and you can see the parking and the current design. We spent a lot of time with the neighbors and abutters to get this design right. Here's the revised plan, with 3 Blanchard included. And over the last three years as we put this together for a public/private partnership between Little League, soccer and Town, we recently, I guess within the last year, the Loosigians had the opportunity to come forward to the Town and sell 3 Blanchard to the Town. And we move from what I think is really a good design for a park to a great design, for the reasons that Carl spoke about earlier: the increased parking—and you can see it from this design here, the additional parking—but also the additional field space that should give them, the soccer folks more flexibility, but it's important to the neighbors as well, it creates an opportunity for better roadway a view of...to help them out with their view[? DIFFICULT TO HEAR]. This park will serve over 3,000 kids to provide soccer and baseball of course not at any one time but across the different seasons that we play in. I want to thank Carl and the Loosigians for bringing it forward a quick summary of the improvements of the design. And I want you to know, on behalf of the 25 members of the Little League Board,...[difficult to hear] and a yes vote [difficult to hear].

GRYGIEL: Thank you. Why is this investment important to the Soccer Association? Why did a not-for-profit volunteer organization decide to allocate \$50,000 of the money that has been raised over the last 15 years for this project? And the bottom line is more field space for the youth of Andover. Who's gonna be using this space? Who's going to use the complex? Andover Little League is the primary tenant including the Challenger Little League program for players that have physical and mental disabilities, Andover Soccer,

Andover Department of Community Service. The Special Olympics offer will hopefully be moved over from the Bancroft School field to Blanchard and then also Andover school groups will be using this space. Who's not going to be using this space, and this is why we feel the investment is important for youth here, adult leagues will not use this space, out-of-town renters will not be using this space, private or for-profit clubs, such as [INAUDIBLE] Soccer or ADA[?] Baseball will not be using this space. And other groups as determined by the Town, who will retain the total scheduling control over this space, to minimize the impact to the abutters. Why did soccer allocate this money? Fields will be closing in the Town of Andover over the next 12 months. The Davenfield [?] complex will be closing, Bancroft School field will be coming off-line for a period of at least two years, possibly three. The uncertainty of the Shawsheen School field closing depending upon what happens to Shawsheen School. The regular Friday night Rolling Green [?] field, the uncertainty of the South School fields, with the potential of new fire station being built. And importantly the need to rest and rehabilitate existing field spaces so we have the safest and most appropriate field spaces for our kids. I would ask why you should pay for space for soccer fields.

MODERATOR: You've got about 30 seconds.

GRYGIEL: Thank you. Andover Soccer over the last 24 months have paid the Town over \$63,000 in per-player fees and rental fees to use the spaces that are maintained by the Town. We have paid, through the fees that we charge, a fair and we feel very appropriate rate for the Town to maintain these fields at the highest level possible. This additional space creates greater scheduling flexibility, improves the potential and creates safer playing conditions and allows us to have flexibility to move the field so that it does not get beat up and burnt out. We hope that you'll support Article 1. We can improve the field from a good to a great complex. You're supporting an investment in open space and you're supporting the youth of Andover. Thank you very much.

[APPLAUSE]

MODERATOR: Thank you, sir. Mr. Teichert, please. Board of Selectmen, Mr. Teichert.

TEICHERT: Board of Selectmen recommends approval.

MODERATOR: Thank you. Finance Committee. Mr. Fortier.

FORTIER: Thank you, Madam Moderator. Paul Fortier for the Finance Committee. This Article was the subject of lengthy debate and discussion by the Finance Committee, but ultimately we recommended approval for the following reasons. The property owner has lowered his asking price, a full ten percent, below the appraised value, which brings the parcel in line with similar parcels in Town. As was mentioned the Andover Soccer Association has agreed to contribute \$50,000 to offset the costs of the acquisition and preparation of the site. This new plan calls for additional parking which we felt was necessary, and additional field for the youth of the Town to use, and it also gives the Soccer Association the flexibility to rest a field periodically which will provide better conditions on all fields in Town. And finally we took into account safety. The new plan ensures much safer access as the entrance and exit will be on a straighter section of Blanchard Street than on a curved part of the road with limited sight lines. Simply put this is a much better plan, than the one presented in the spring and the Finance Committee recommends approval.

MODERATOR: Thank you. Mr. Yankowitz for the Planning Board please.

YANKOWITZ: Mark Yankowitz on behalf of the Planning Board—

MODERATOR: If you could step right up to that mic, that would be helpful. Thank you.

YANKOWITZ: In review of the...I'm sorry...in review of this proposal the Planning Board noted that both revised design incorporating the parcel into the previously planned sports complex and the terms to acquire the parcel had improved since the 2010 Annual Town Meeting this past spring. Like the Finance Committee the Planning Board agrees that the benefits of the revised plan of safer access to the site, additional parking, and expansion of playing field flexibility, are examples of good planning as it supports our continued effort to create effective community resources for our Town. The Planning Board recommends approval of the purchase of 3 Blanchard Street.

MODERATOR: Thank you, sir. Any comments from anyone? Yes.

CARBONE: Good evening, my name is Mary Carbone, initially I would like to---

MODERATOR: Address, too.

CARBONE: 3 Cyr Circle. I would like to address an issue, point of information, actually, and then I'll speak to the Article. In the future and presently I would like whenever the Finance Committee votes on an issue that they address their split in their vote. Because when we get, residents of the community get copies it says, just recommend approval, that's not appropriate, there should be a split in their vote. So in addition to that I will address my issue as it relates to the Article. Back when, we had asked to, purchased the total Blanchard Street property, which is 12 acres of land, at a cost of \$2.1 million, nothing has been done with land presently. At that time we had the Little League group come forward and they said they would put up the money meaning a million five for the property. As of this time I have not seen or heard anything about those funds. In addition to that I'm hearing a lot about safety issues to purchase this parcel of property. Nothing was mentioned of safety issues when we purchased the 12 acres. In addition to that if you calculate the dollars that we paid for the 12 acres, this particular parcel will cost us more for the acreage, than it did to purchase the 12.5 or 12.1 acres back previously. So for those reasons based on the economy and the way peoples are hurt, people are hurting today, I don't think it's an appropriate issue even though my son played soccer in this community and they played on boulders[?] by the Field House, they weren't allowed to play on the One Lake [?] Field. So in addition to that I just wanted to make my feelings known that I don't think this an appropriate use of \$290,000, because of a lot of residents in this community probably have homes that are on the market, maybe the Town would like to purchase their properties, I don't know, but, I thank you again for listening.

MODERATOR: Thank you. Is there someone there at the mic? Thank you, go right ahead.

ROBB: Good evening, my name is Mary Robb, 116 Lowell Street. I support athletics in the Town of Andover. I believe they teach our children how to win with grace and how to loose with dignity, but most importantly they teach our children how to work in a group toward a common goal. That's why I was

really dismayed to learn of an e-mail that went out to one of the associations today urging people to come and support Article 1 but not because they were urging them to come tonight but because the statement ended with we're the first Article to go and we should be home in time for the game. Along with being a resident in Town, I'm also a teacher in the Social Studies department here and one of the courses I teach is a civics course and colleagues that I work with we spend the better part of every semester we teach this class trying to explain to our students why it's so important to come to Town Meeting we actually give a homework assignment in the spring, and the question we get every single year is home come so many people left, everybody left the room, what was that about? And we have to explain that more and more people are showing up for their issue. And as valid as that point is, to each of us one particular issue is very, very important and my apologies to the group that sent out this particular e-mail you're not the first group to do this, it happens with school budgets, it happens with a variety of other things, people show up and then the---

MODERATOR: [GAVEL] I'm going to ask you to keep your comments to the Article if you would.

ROBB: I just want to urge everyone to stick around and vote for all the other articles.

MODERATOR: Thank you. [APPLAUSE] Yes, sir.

ROSE: Yes, Larry Rose, 254 Chandler Road. I guess my first comment would be [INAUDIBLE] staring at a 20-foot banner that says vote yes on this, is this impartial? Could we lose the [INAUDIBLE]. This vote comes at a time when the Town has [INAUDIBLE] shut off the street lights, they're fresh out of ideas and we're looking to spend an addition to what we have for funds we raise about 140 million dollars a year yet we can't save a penny. If we really want to do this, let's save the money and do it in the future when we have the money for the project. And from [INAUDIBLE] do away with those fields—that's not true. There's still gonna be fields there. We just won't have an additional tax burden that's unnecessary. Thank you for your time and I urge all of you to vote no on this unnecessary feat and project. Thank you.

[SOME APPLAUSE]

MODERATOR: Thank you, sir. Yes, sir.

[SPEAKERS NAME INAUDIBLE]: [INAUDIBLE] Crossing. I just have a question about the cost of this Article. It seems they want to---

MODERATOR: If you could just get a little closer to the mic, sir thank you.

[UNKNOWN SPEAKER CONTINUED]: It seems to be one of the basic costs in this Article is the cost of borrowing. And I don't believe that's reflected in the \$290,000 that's listed with this Article. So my question is what is the total cost of this Article including the total cost of borrowing the money?

MODERATOR: Is there someone who has that answer? Joanne, Joanne Marden has that answer.

MARDEN: I do have a debt schedule that shows the payment for this Article over 20 year time period. It's equal principle payments each year and then that plus \$121,800 in interest adds up to \$411,....something 890 or 870.

[UNKNOWN SPEAKER CONTINUED]: That's the total cost?

MARDEN: Total cost.

[UNKNOWN SPEAKER CONTINUED]: Thank you.

MODERATOR: Thank you, sir. Yes, sir. Your name—just so you know when I ask your name and address that's part of the official record for this meeting so if you could be as clear as you could in the microphone with your name and address—hold one second.

MARDEN: I just want to add one other thing, could I? The peak year of debt service is \$26,100. In relation to the Town budget that's about \$2 of the average residential tax bill. So while this looks like a big expenditure when you look at the total dollar amount when you try and incorporate it in a Town budget or look at it in terms of the cost to the average residential tax payer. It is not as much as it would seem.

MODERATOR: Yes, sir.

RIGBY: Thank you, Madam Moderator. Greg Rigby, 131 Rattlesnake Hill Road. Two things, can we actually get the

split vote, what the vote was on the two committees, the Board of Selectmen and the Finance Committee?

MARDEN: The Finance Committee printed its vote in our book, it's in the letter in the Finance Committee report it says that we voted four to three.

RIGBY: And the Selectmen?

VISPOLI[?]: The Selectmen voted four to one to approve.

RIGBY: I just want to point out we are looking at nearly a \$300,000 one year expenditure, go with bonding, in a year when we don't have money. But more importantly keep in mind what you have in front of you. Last year at the spring Town Meeting we did talk about having a \$400-\$50 million dollar plus unfunded pension deficit. So there are a lot of deficits we have in front of the Town we haven't even looked at yet that are really gonna cause issues down the road. So when you look at bonding things like this for futures remember what else you have in front of you. Thank you.

[SOME APPLAUSE]

MODERATOR: Thank you, sir. Yes, Ma'am.

MARPLE: Carol Marple[?], 5 Hackney[?] Circle. I'm involved with Andover Soccer Association as a volunteer coach. My children have enjoyed playing soccer through the years and now they are both in college. They were also involved with baseball, softball, football, lacrosse and other activities in town. These activities contributed to their social development and provided a healthy outlook to get exercise and learn valuable life skills. I believe that having a safe place for children to play sports adds value to the entire community and will contribute to Andover continuing to be an attractive place for families to live. [INAUDIBLE] baseball and soccer located together at this location as I think it helps build the sense of community that makes Andover such a great town for families. The reduced price of the land as well as the safety enhancements, expanded field and parking space and Andover Soccer contributing \$50,000 for demolition makes this a cost effective solution for adding field space in Town. I was on the ASA board for four years and during that time we were constantly looking for and investigating options for adding field space. The timing of the current option is great considering the Town will be losing field

space in the near future. There are many needs of town with limited resources, but this project adds a lot of value for a relatively small investment. While my children do not get to take advantage of this, I'm willing to pay approximately \$2 in additional taxes for this project. I hope you will consider supporting this acquisition. Thank you.

MODERATOR: Thank you. Up there in back. Thank you.

SIMPSON: My name is Laura Simpson, I live at 4 Peach Tree Path. And I'd just like to say that we are responsible adults and we need to live within our budget. This was voted down in our due process of Town Meeting. I don't think it should be revisited outside of that due process. And if nothing else it may be a good lesson to school that we need to live within our means and live with due process. Thank you.

[SOME APPLAUSE]

MODERATOR: Yes, sir.

LOOSIGIAN: I'm Wayne Loosigian Andover High School class of 1968 and the owner of the 3 Blanchard Street parcel of land. This house has been in my family for more than 80 years so I have some mixed emotions about its pending sale. However, I can't think of a better use for the property. My parents, Sern and Eva Loosigian, loved the Town of Andover, operated a vegetable farm on this 14 acre parcel of land for more than 40 years. They also both love children and my dad in particular loved youth sports. I played little league in Andover, right field, and he came to all my games. Well after I'd grown up my Dad continued to attend sporting events for the young athletes in the neighborhood. If my parents were still living they'd be delighted to know that the entire 14 acre farm, including the 3 Blanchard Street parcel, was being used for Andover youth sports. Last month as I was marking the current proposed entrance with wooden stakes and colored paint, cars were whizzing by. It was so very clear to me that the entrance on the curve in the road is dangerous. The other safety gain comes with the addition of 25 parking spots. I live in Exeter, New Hampshire and every weekend I drive by a town soccer field complex that does not have adequate parking. Cars are parked on the street and excited kids are running to their games. It's an accident waiting to happen. Some people think that this would be a nice but not necessary addition to the current complex. In my opinion for safety

issues it is absolutely necessary. The 3 Blanchard Street property was assessed at \$322,000 and is being taxed by the Town of Andover at a value of \$382,000. My wife Laurie and I sincerely want to create a safer sport complex and have reduced the asking price to \$290,000. And we are grateful for the Andover Soccer Association's generous \$50,000 contribution which drives the cost to the Town of Andover even lower. For the safety of today's youth and in memory of loving parents I hope that you vote yes for the acquisition of 3 Blanchard Street. Thank you.

[APPLAUSE]

MODERATOR: Thank you. If you have something new to offer we're more than willing to hear it otherwise...Go right ahead sir if you have something new to offer to us.

HOWE: My name is Richard Howe, 3 Robandy Road. I'd like to offer the minority report from the Finance Committee, I was one of the three votes against.

MODERATOR: Go right ahead.

HOWE: Two quick points, clearly, first of all we're all in agreement that, we applaud the public spirited nature of the Soccer Association in offering these funds to help support the cost of the project. However, there are two factors that caused me to vote against it. First, it is clear from the initial projections of this years' finances, Town finances, that this will be a tight budget season. There are likely reductions in State aid and we'll need to look very hard at all capital and operating budgets to make certain that we make ends meet. The problem with this proposal now, is that we are unable to compare it with other capital and even other operating needs of the Town. I know that the Town Manager's original capital improvement project budget cuts out some important needs in a number of Town departments and they would, I'd like to compare those to see which is the better need for the Town. In addition, even if we do decide that this is an important appropriation to make for recreation purposes or for fields we can't be certain this is the best use of \$290,000 toward recreation fields in Andover. Seven years ago the Town purchased the property in the white hall area in south-west Andover and one of the uses was that, that was laid out, was to use it as recreation fields. Perhaps this \$290,000 would go much farther in creating fields than

or on some other Town-owned land that has not yet been investigated. So what I'm saying is that basically if you keep this, you really shouldn't take this proposal by itself it needs to be compared against other important Town needs and the time to do that is at the annual Town Meeting and it needs to be compared against other possible recreation facilities and the time to do that is during overall planning process for recreation facilities in the Town. I agree that this is a good program the way it is and that given the Town's tight financial situation we can't opt for great at this point. Thank you.

[APPLAUSE]

MODERATOR: Thank you. Are you ready to vote? Are you all set to vote?

[CROWD: YES]

MODERATOR: This requires a two-thirds vote. If you want to vote please have a seat. I will try to see if we can get the vote on a hand vote. If we, if I can't determine it to be a two-thirds vote we will have a standing vote.

UNIDENTIFIED SPEAKER: Madam, Moderator?

MODERATOR: Yes, sir.

UNIDENTIFIED SPEAKER: [INAUDIBLE] Is it not possible to allow the additional people who wish to speak to be heard?

MODERATOR: Not once the Meeting is looking to vote, sir.

UNIDENTIFIED SPEAKER: Okay, so to clarify, my property is right across the street, I'm not allowed to speak about this? If that's your holding Madam Moderator, I understand that and I'll accept that. But just so you ...[INAUDIBLE]

MODERATOR: I think we're ready to vote, sir. Thank you. Thank you. Okay, all those in favor, please raise one hand. Those opposed. Can we do it one more time? All those in favor please raise one hand. Those opposed. I believe we have it but let's take a vote if we could, please. All those in favor please stand. Well, now that you all stand it's very obvious. Let's take a vote.

PERRY: There's a counter in each section. Look to the front of your section, find out your counter, make eye contact with him as he counts you then sit down so we can count the next row. The counters will be in your front not behind you.

MODERATOR: Is it possible to put higher lights on here in the auditorium? Can the lights get brighter?

MODERATOR: Thank you so much.

Section 1: 36; Section 2: 67; Section 3: 46; Section 4: 116;
Section 5: 75; Section 6: 145; Section 7: 97; Hall: 13;
Stage: 17

MODERATOR: Is that everybody? All those opposed, please rise.

Section 1: 10; Section 2: 26; Section 3: 9; Section 4: 28;
Section 5: 38; Section 6: 33; Section 7: 27; Hall: 4; Stage:
5

MODERATOR: Those voting in the affirmative was 612. Those voting in the negative is 180. The motion carries.

[APPLAUSE]

MODERATOR: Article 2. Thank you. Mr. Cooper, please. Article 2. Just a reminder we have such a small agenda tonight and we are making changes that will effect generations to come so I would ask you for your patience please in moving forward. Thank you. Go ahead, sir.

COOPER: Madam Moderator, I am Donald Cooper, I live at 4 Eagle Way and I'm Chairman of the Conservation Commission. I move Article 2 a grant application for Foster's Pond Conservation Land. I move that the Town vote to approve Article 2 as printed in the Warrant.

MODERATOR: Article 2 has been moved and seconded. Go right ahead, sir.

COOPER: Thank you. At last Town Meeting we asked you and the Town Meeting voters to appropriate \$480,000 to purchase some very important conservation land at Foster's Pond. I told you, I told that Town Meeting, that once we buy the land we were going to try for a State grant to help out with the purchase price, but, and but I wanted to buy the land anyway for the Town. And the Town Meeting agreed, we got permission

to buy the property for \$480,000. I am more than pleased to be standing here tonight to tell you that we did get that grant that we were seeking. [APPLAUSE] So the State is going to give the Town \$259,600 towards that purchase price, which will cut down dollar for dollar the amount that we pay for the property. The grant didn't just happen it was the result of substantial efforts on behalf of, on part of some volunteers and in most cases it was pure volunteer labor and on behalf and by some of our Town employees and I want to recognize those people. Alix Driscoll. Alix as a volunteer [APPLAUSE] [INAUDIBLE SPEECH] with applying for and the successful...in getting the grant. Susan Stott. Is Susan here? [APPLAUSE; INAUDIBLE SPEECH] well...thank you, Susan. Former Commissioner Howard Kassler, who has seen fit to move out of Town, was also intimately involved; Conservation staff, Bob Douglass, Linda Cleary deserve credit for their efforts. And it really all started with the foresight of our Town Manager who insisted that we have, we put together an ad hoc committee to write an open space plan, and that open space plan made this grant possible. [APPLAUSE] A yes vote will enable us to use the grant. The State requires that we get Town Meeting vote; a yes vote will allow us to use that money. A no vote, we will still purchase the land but we'll pay the \$480,000 of your money. So this is an opportunity to get something that we want anyway that we were willing to pay full price for with some substantial State help, so I appreciate your support.

MODERATOR: Thank you, sir. Mr. Hess, please the Selectmen's report.

HESS: Yes, the Selectmen voted unanimously to recommend approval.

MODERATOR: The Finance Committee, please, Mrs. Kruse.

KRUSE: The Finance Committee recommends approval.

MODERATOR: Conservation Commission report please, Mr. Cooper. Do you want us to take this money?

COOPER: Conservation Commission heartily wants you to approve this Article.

MODERATOR: And Mrs. Duff from the Planning Board.

DUFF: The Planning Board recommends approval of this Article.

MODERATOR: Thank you. Isn't that something, everybody says yes. So a vote yes will give us money; and a vote no will not. All those in favor please raise one hand. Thank you. Those opposed. I declare this a unanimous vote. Thank you all very much.

[APPLAUSE]

On behalf of all of us thank you Mr. Cooper and your committee for your efforts. Article 3, Mr. Johnson, please.

JOHNSON: Thank you, Madam Moderator. Article 3 is-

MODERATOR: If you could identify your-

JOHNSON: Certainly. Mark Johnson, 24 Graybirch Road. Article 3 is a long motion and requires that I read it, so I'm going to be reading it. I move that the Town appropriate the sum of \$43,835,000 for the design and construction of a new 680 student K-5 Bancroft Elementary School approximately 106,486 square feet on Bancroft Road including offsite improvements that are part of the project to be constructed pursuant to a construction contract procured in accordance with the provisions of Mass General Laws Chapter 149 or a contract utilizing construction management [INAUDIBLE] delivery methods in accordance with the provisions of Mass General Laws Chapter 149a as determined by the School Building Committee and the school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years said sum to be expended on the direction of the School Building Committee and to reach that appropriation the Treasurer is authorized to borrow said sum under Mass General Laws Chapter 44 or any other enabling authority, that the Town acknowledges that the Massachusetts School Building Authorities and MSBA grant program is a non-entitlement, discretionary program based on need as determined by the MSBA and any project costs the Town incurs in excess of the grant approved by, and received from the MSBA shall be the sole responsibility of the Town. Provided further that the grant the Town may receive from the MSBA for the project shall not exceed the lesser of: 45 percent of eligible approved project costs as determined by the MSBA; or the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be

subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principle on said borrowing from the limitations on taxes imposed by Mass General Laws Chapter 59, Section 21C, Proposition 2 ½, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town and the MSBA.

MODERATOR: Article 3 has been moved and seconded. And I know why my sophomore high school teacher talked about, Sister Winifred Dann [?], about run-on sentences. That has to be the longest sentence going in an article. I did have a discussion with this Committee regarding this Article and there will be a longer period than five minutes for full presentation due to the significance of the project. So, Mr. Johnson, go right ahead and start.

JOHNSON: Oh, thank you. I'm happy to say that I did not vote, I did not write that vote, um, but I'm sure some lawyer did. At the outset I'd like to recognize that this project has had input from a number of people. And we understand and we recognize that the most effected people and the people that have given us the most input are [INAUDIBLE] living on West Knoll Road, Bancroft Road and Holt Road [?] which are the three streets that surround the Bancroft site. And we recognize that what we are proposing will have an impact on these neighborhoods and we appreciate the time that the owners have taken to come to our meetings. Initially about a year ago very few people came to our meetings; we sent letters out to all the neighborhoods, and since then, I'm happy to say, we have not had [INAUDIBLE] something from the amount of people attending the meetings. We haven't satisfied all of the neighbors' concerns. And you're probably gonna hear that tonight. The Building Committee has considered them and we've heard them and moving forward we look forward to continue to work with the neighbors. We've also had a great deal of input from police and fire on this proposal as we certainly are very concerned about the safety of the site, and we've had input from the Building Inspector as well. Four years ago the School Facilities Task Force recommended a statement of interest[?]. That statement of interest will be filed with the MSBA and was the first step in seeking funding. We were authorized to move into a feasibility study for the Bancroft School [INAUDIBLE] find severe structural problems. A statement of interest form was also filed for the

Shawsheen School and the High School. During our meetings with the MSBA we were able to get an agreement with them to look at solving a Shawsheen problems as part of the Bancroft project. The [INAUDIBLE] 2008 and the 2009 Town Meeting authorized funding for the feasibility study. We've had over 70 meetings, site walks, community meetings, which were well attended. Though we were asked by the School Committee to design a school which will hold the pre-K program as well as 700 K-5 students, the School Committee and Building Committee recommendation reduced it to a total of 680 K-5 students. The feasibility study was accepted by the MSBA; we're authorized to move into the schematic designs study. We looked at many options for the site and options for other sites available. We looked at the renovation alternatives, relocation alternatives, the placement of the new school on various[?] portions of the site. The MSBA Board of Directors approved the schematic design at the Board of Directors meeting on November 17th. The proposal before you tonight is for 680 student K-5 new school on the existing Bancroft site that will allow for the Bancroft School to remain open until the new school is completed. Tonight we're seeking funds for the design element and construction phase of the project. We're also joined tonight by John Joan[?] who's the Director of Project and Construction Management at the MSBA. The MSBA is our partner in this venture and I'd like to acknowledge and thank the MSBA for their professionalism and input that they've given us. It has not been a rubber stamp process. We've met with a sub-committee [INAUDIBLE] we've answered questions, we've been challenged and we feel very fortunate to have received their approval. One of the major reasons for replacing Bancroft School is to address the serious structural issues that the school has that have been well documented. This is the documentation that has convinced the MSBA that Bancroft School was a high-priority replacement. I'd like to commend Plant and Facilities, Joe Piantedosi, for the work that they have done to keep Bancroft open and safe. [APPLAUSE] As many of you had recall from prior Town Meeting presentations that the existing school has a long history of structural problems that began showing up in the late 1970s. Many repairs and modification have been made to address the ongoing problems. However, beginning 2006, the Town starting noticing vertical cracks in the masonry walls, severe cracking and splitting in the wood structural components that support the roof structure. The Town hired a structural engineering firm that made a series of recommendations, that the Town has implemented to stabilize the building. Over the

last five years the Town has spent over \$1.8 million to address these problems, had to replace the old, deteriorated and leaking roof. These repairs are temporary. They were done to prevent the school from having to shut down. Permanent repairs to correct these problems would require the closing of the school for approximately two years. We studied the option of renovating the existing school in the feasibility study, during the feasibility period and determined that that was not an effective or viable option. Due to the severity of the structural problems the building is being inspected monthly as [INAUDIBLE] on the snow load that it can safely handle, which require additional fund [INAUDIBLE] to remove school from the roof by hand. I'd like to flip through a couple of pictures and show you the serious problems that currently exist at Bancroft and [INAUDIBLE].

JOHNSON: Tonight's presentation on this Warrant Article has been divided up into a couple of parts. Annie Gilbert will review the floor plan and the current schematic drawings. Lorraine Finnegan, who is the project manager of our architectural firm, Symmes, Maini and McKee, will talk about the sustainable features of the school. Tom Deso is a Building Committee member, will review the finances of the project and I'll have some short concluding remarks. I'd like to turn the mic over to Annie Gilbert.

GILBERT: Thank you. Annie Gilbert, 12 Gray Road. I'd like to give you a brief overview of the site and the proposed building. This is a just brief orientation to the existing site. I'm trying to get a laser pointer, sorry. There we go. This is the existing building here. Bancroft Road is here to the North. This is Route 28 or South Main Street to the West. Holt Road here to the east. This portion here is Town-owned property containing a water reservoir. We're not able to build on that piece of the property. This is the proposed site, the new building sits directly to the north of the existing building. The existing building being roughly here. Playground and parking areas are cited to the south as are three soccer fields, the same size and number that currently exist at Bancroft, but placed in a new location. This green space to the north here will not be actively used. Foremost in our thinking in developing the site plan was the understanding that we have one chance to do this right. This means addressing our current challenges and providing for safe and flexible use over many years to come. Safety is of course our primary concern and we have addressed this in several ways. We've included 360 degrees access to the

building, that's this right here. That is now required by state regulation. The traffic circulation layout here doubles the length of the driveway that cars must travel to pick up or drop off children. This is to address the current safety issue we have of cars lining up along Bancroft Road. Most importantly we have added an additional access road. Bancroft is currently the only school in Andover with just one means of access to the site. All traffic enters and exits off Bancroft Road, a street only 16 feet wide at its narrowest point. This has seriously impeded emergency vehicle response to the school in the past. And we've heard loud and clear from Andover's Police and Fire Departments that no matter what size building we choose to construct, whether bigger or smaller than the current Bancroft, we must provide an additional vehicular access to the school. We have two options available to us. A current walking path that connects to Holt Road here. And a Town-owned right-of-way that connects to West Knoll Road here.

[BREAK IN TAPE]

GILBERT:...tight four-way intersection with Stinson Road and Police and Fire had concerns about turning radius at that junction as well as the width of Holt Road. What we call the building starburst shape will have four function spaces such as the gym, cafeteria and library housed in two-story wings here. Don't know if you can see that. And classrooms arranged by grade level in three-story academic wings, over here. The three-story design was selected because it was more cost effective to build, maintain and because the resulting floor plan was more compact. This creates an interior layout scaled appropriately for elementary aged children. A quick word about size. I'd like to emphasize that the school is designed to comply with the very specific square footage requirements mandated by the State. The overall size of the building and all of its interior spaces are neither larger or smaller than what was required by the MSBA based upon the number of students in the building. Now to point out just a few features on each floor. On the first floor, the gym and cafeteria here can be sealed off from the academic wings which will allow for easy community use of those facilities outside of school hours. You'll also notice the wide hallways here and here—oops, lost my place. And exhibit classroom wings, these spaces give teachers the flexibility to use not only their own classrooms but to bring together larger groups of students for grade-level meetings or presentations. On the

second floor we've designed a library / media center to be centrally located here. We're also very pleased to have centralized our special education classrooms here at the heart of the building. In addition, the State has chosen to support the inclusion of two classrooms for district-wide special education programming designed to provide services to elementary students who might otherwise have to be placed in costly out-of-district programs. This will keep more of our students in Andover and bring down costs to the Town. This is the third floor. What you see in purple here are art and music classrooms. Placing them together allows for collaboration amongst our fine arts staff and placing them on the third floor ensures that students will be connected to every floor of the building as they will all visit these classrooms at least twice per week. Finally you may have noticed these instructional spaces connecting classrooms. These allow teachers to pull flexible groupings of students together from different classrooms for targeted small group instruction or project based learning. This is a view of the building's entrance. It is a computer rendering and should be considered a place holder image of where we are now in the design process. What it illustrates is how the major elements of the building spaces are massed or pieced together and these major elements will not change. However, the way the exterior materials are applied and other components of the building's overall aesthetic are very much subject to an on-going conversation we will have if this project is approved and we move forward to the design development phase. We look forward to working together with the community on this and to taking input from the Planning Board and the Design Review Board on those aspects of the exterior that can be further developed. You will hear more about that process toward the end of this presentation, but right now I'd like to turn the microphone over to Lorraine Finnegan of Symmes, Maini and McKee who will talk more about the sustainability features that have been incorporated into the school's design.

FINNEGAN: Thank you. My name is Lorraine Finnegan. I'm the project manager with the architecture and engineering firm of Symmes, Maini, McKee, who are the designers for this project. Sustainable design has become integrated and seamless in our design today. I know a lot of people talk about it, but there are many things that we do that are just part of good design and good engineering. Many of the initiatives you will see on these three slides are included in things we just—we don't even think about any more, but it is important to point out

that the Building Committee of the Town is moving forward ensuring that this project will have a long longevity, will benefit generations for years to come, and will have a positive impact on the overall environment. Certain features are basic but certain features are enhanced to improve the energy efficiency of this project. The building envelope for example has increased insulation in the walls and roofs saving energy reducing heat loss. The windows are improved. [INAUDIBLE] solar sun coming in the winter—in the summer, excuse me, and reduced heat loss in the winter. In addition to that we have increased energy-efficient boilers. Driving the efficiency up as much as we can, lowering, lowering, the operating costs. We have also included in the project a rain water harvesting system. The purpose of this is to capture rain water from the roof and use it to flush the toilets in the building. Thereby saving water costs. Also in the summer this will be used to help irrigate the fields, since the school won't be in operation as much and be able to transfer that load. Photovoltaics are not as affordable as this time without grants, but we're now taking into account that in the future they may be. This building will be designed with a roof structure that can support that load in the future and with space in building. So even though the initiative may not be included today the function, the thought of the space is included for room down the road. The building must be designed to be an energy efficient building. As part of receiving a grant from the MSBA we are required to meet certain thresholds. The project has chosen to move ahead with LEED and we must meet a minimum of 30 points for LEED. We've chosen to move ahead with 50. This allows you to get an additional two percent reimbursement from the State which offsets the cost of many of these items. In addition to that there are significant rebates available today from your utility companies. They really work with the Town to try and get as much money back as possible. There are benefits to them to help you reduce your savings, reduce your energy. There's also significant savings that are potentially available through the Green Communities grant. And this Town voted in the Annual Town Meeting to approve the Stretch Code which puts another burden on improving the energy performance of this project. All of this plus the additional funding lowers your operating and maintenance cost. This cost equates in general on the typical items to about a three year payback so it is very beneficial and is an important feature moving forward. We need to consider the kids of future generation and the impact we leave on this environment.

DESO: Thank you, Lorraine. [APPLAUSE] My name is Tom Deso I live at 81 High Street, I'm a member of the School Building Committee, and I get to talk about the money. This first slide shows the total project breakdown. Money for feasibility study is also included in the schematic design phase and this funding has been authorized by previous Town Meetings. This is the money we have spent so far and MSBA has been reimbursing the Town on an ongoing basis for these costs. We have received in excess of \$200,000 from the MSBA so far. We have now completed the schematic design. As part of this phase we had to produce a very accurate budget. It is a result of cost estimates completed by two independent, professional firms: one hired by the architect and one by the Town. The two estimates had to be reconciled line by line within five percent of each other. In our case the reconciliation resulted in just over an eight percent difference. For this reason we were quite comfortable with the total project budget we are presenting you. The construction costs include \$3.6 million in prebid contingencies to cover unforeseen costs in anticipated design and pricing as well as additional [INAUDIBLE] to carry us from now to the point of construction. Within our other cost category are architectural and engineering fees, total project management costs, permitting fees, legal and other [INAUDIBLE] costs and the cost of furniture, equipment, and technology. Finally, we include another contingency category of \$2.2 million. This figure covers those unforeseen costs which might come up during the construction. With the \$3.6 million mentioned above we are carrying a total of 13 percent of the total project for contingencies, or roughly \$5.8 million. Since the MSBA requires Town to approve the total project at the schematic design level, we need to make sure that all unforeseen possibilities are accounted for. The MSBA is our partner in this project and they are also reviewing the budget to make sure it is in line with their requirements. These are not however, anticipated costs but will cover the unanticipated costs. While we cannot state that none of these contingencies will be needed, we feel confident that not all will be needed. And we will not spend what we do not need. Here we see the method by which we reached a reimbursement rate of 44 percent. But the MSB, MSBA awards additional reimbursement points may begin with just a 39 percent. I should note that MSBA is not [INAUDIBLE] is based with 31 percent. And this would be our starting point should we reapply for the project. Construction management—is a project delivery method and will help us to further contain

costs and allow greater control over the construction process. Regarding the Town maintenance record, I'd like to add that Andover is the first city or the town to receive two percent reimbursement for maintenance. The highest amount allowed by the MSBA. Mr. Piantedosi thank you-[APPLAUSE]. This additional reimbursement of 5 percent translates to \$1,905,000 for our project. Finally we show a breakdown of how the grant amount was determined. So the total project amount, prior to appropriations, at the earlier Town Meetings and non-reimbursable costs are removed. I'd like just to add a word on non-reimbursable costs. MSBA policy excludes certain project costs from eligibility on all projects they fund-all projects. Among these are legal fees, costs over eight percent the total building costs for site work, certain permitting costs, furniture and equipment costs over the allowance, and remediation of existing conditions. Every project has non-reimbursable costs and they vary from project to project depending on specific conditions. As you can see after the MSB, MSBA reimbursement, the Town portion is just under \$28,000,000. This is actually the maximum amount of money we will be wanting. In the past cities and towns have funded the entire cost of the project until the State pays their share, sometimes seven years after the project is completed. MSBA is now using pay-as-you go procedures by which they pay their share of the project on a monthly basis as costs are incurred and approved. This is why our [INAUDIBLE] will only pay our share of the project, \$28,000,000 or less. Not the entire project amount.

MODERATOR: Mr. Johnson. If you could wrap this up.

JOHNSON: We're actually doing well on time.

MODERATOR: Doing very well. Thank you.

JOHNSON: One thing I would just like to point out. After the Wood Hill and High Plain project that I did nine years ago. It was a very frustrating project in dealing with the State. And the Inspector General had public hearings at the State House and I went down there and actually with Town Counsel, Tom Urbelis, so I could testify to the real problems with the State reimbursement system and the way the State was helping towns build schools. And the new MSBA system is a very well thought out and well operated system. And we're very happy as we've gone through the system with the input we've gotten and the suggestions that we've gotten. As we're going into our

final phase of the project, which is design development, and finishing, and starting and finishing the construction, we're going to be looking at the exterior of the school. We'll be looking at refining the detail of the exterior; we'll be looking at façade materials, color selection, the proportions, the various elevations, window proportions, options to the entrance and library. We'll be looking at landscaping; playground features, looking to integrate everything we've built. As we go through this process, we're looking forward to again as much community input as we can have, as much neighborhood input as we can have, and working with the Planning Board for their input as well as input from the Design Review Board. One of the items [INAUDIBLE] earlier that probably got lost in the legalese was the concept of a CM at risk and that's a given delivery system that we've used before. Towns have the ability for the approvals by the Inspector General of the Commonwealth of Massachusetts to pick the general contractor by a qualitative as opposed to a low-paying process. So what that means is that we will request proposals from general contractors who want to be part of the CM at risk. We have an opportunity to review references to tell them the information that we believe is important for us to make a decision and we are not in a bind to pick the low bidder, but we can pick the contractor, general contractor who we believe is most qualified. The general contractor is hired as part of the design process, participates with us in the design process, hires all the subcontractors. And the experience with the CM at risk as a delivery method has been that it promotes quality and has a project that goes a lot better. It's one that the MSBA favors and they've provided us with an additional one percent reimbursement by doing this method. The Inspector General has approved Andover to use this building method for this project. It's obviously subject to Town Meeting approval tonight. We're aware that these are difficult financial times for a lot of people and we certainly believe that this project, while addressing the district-wide elementary capacity issues, allows for the community [INAUDIBLE] great school that provides [INAUDIBLE] as well as a tremendous educational opportunity for the community are reasons to support this project. We also know that the economy, economic times are difficult, but we also believe that the project makes financial sense. It allows us to replace Bancroft School and positions us to be able to close the Shawsheen School. These two elementary schools are the two most expensive schools to operate in Andover. On a per square foot

basis the Task Force looked at on the average operating costs over a six year period ending in 2008, and found that Shawsheen averaged \$8.51 per square foot to maintain, Bancroft \$7.9 per square foot and contrast this to High Plain which is a new school that went on line that comes in as a \$1.83 per square foot. We have, and though it's not the only reason to vote for this project, we have what we believe to be the maximum reimbursement rate that we're going to be able to obtain from the MSBA. And as Tom indicated the base rate had been reduced to 31 percent from 39 percent of eligible costs. A new project [INAUDIBLE] would have a much different reimbursement rate than what this project has. It is also a very good economic time to go out to bid. Recent school building projects have been coming in much lower than full assessment. Bancroft is at the end of its structural life. We can eliminate costly on-going repairs and be in a position to close Shawsheen with the savings that that would entail the estimates, the estimates going forward with even Shawsheen and Bancroft would continue to eat up a large portion of the maintenance budget. The School Building Committee believes this is a very good project for our community and gives Andover an opportunity to address the elementary education needs of the future and will be a great asset for the future of Andover. I'd like to thank you for coming out tonight. Unfortunately in picking the day of the special Town Meeting we should have checked the Patriots' schedule. That was an oversight that was not intentional. And I know that some people didn't come to Town Meeting, are watching the Patriots, I'm very happy to see the number of people here tonight and on behalf of the Building Committee I'd like to thank you.

MODERATOR: Thank you, Mr. Johnson. Mrs. Lyman please the Selectmen's report

LYMAN: Thank you, Madam Moderator. The Board of Selectmen unanimously recommends approval. We recognize that these are tough economic times. We've chosen to take a long-term approach to this and take this opportunity to replace one school and close another at the highest reimbursement rate available to us. Be acting now we will be leveraging both the advantageous construction costs and the historically low interest rates. We are confident that the diligent work of the School Building Committee that they've done over the last four years to identify problems, evaluate all possible alternative, and bring forward a cost effective solution that

address non just Bancroft but the long-term needs of Andover schools is the best solution. And this is a project that if we ignore it tonight, it doesn't get better it just costs us more.

MODERATOR: Thank you. Mrs. O'Donoghue, Finance Committee report.

[APPLAUSE]

ODONOGHUE: Thank you, Madam Moderator.

MODERATOR: If you could please hold your applause. I know there are passions here but if we could keep a flow going I'd appreciate it. Go ahead.

ODONOGHUE: Thank you. The Finance Committee has carefully evaluated the Bancroft School project as presented to the community here this evening. This project takes a long range perspective of our school needs and allows the community the opportunity to plan for the future with this proposal. The existing Bancroft School building has significant structural problems, together with expensive on-going maintenance issues. Since 2005 Bancroft School has cost the community almost \$1.8 million in repairs, including \$460,000 in structural fixes alone. The maintenance costs for the building are 51 percent above average, which is considerably more costly to maintain then comparative, the other comparative school buildings. The process for evaluating and planning new school projects at the local and State level is very rigorous. Andover is fortunate that the State is allowing the community to plan for the future with this project. The proposed plan will allow the Town to phase out its oldest school, Shawsheen, address the town-wide overcrowding concerns. The long-term costs to keep the Shawsheen building open are approximately \$7 million. The maintenance costs for Shawsheen are over 60 percent above average, which is our most expensive school to maintain. The State has endorsed the plans and scope for the new school and has agreed to reimburse the Town as we've been showed by Tom approximately \$16.7 million for the project pending approval by the community. Andover's share of the costs is \$27.8 million. Critical to this process is the time frame that we must adhere to as outlined by the MSBA, which is why we are here this evening for a special town meeting. This is our only opportunity to receive 44 percent reimbursement for this

project. Given the state of the current construction market and the historically low interest rate environment this would seem to be an opportune time from a financial perspective to endorse this project. How would this effect property tax bills you may ask. The average tax payer will pay an additional \$179 during the peak year, assuming a 20 year bond at four percent interest. With the standard municipal debt schedule this amount will go down a little each subsequent year. The Finance Committee unanimously recommends approval of Article 3.

MODERATOR: Thank you, Mrs. O'Donoghue. Mr. Forgue the School Committee report, please.

FORGUE: Yes. At its core this project is about Andover having sufficient elementary school capacity and efficient, structurally safe, and code-compliant school buildings, while doing so in the most physically sound manner possible. Although it would be easier to propose a plan and build a smaller Bancroft, the result would leave Andover still needing to build additional elementary space in another location. Considering all of the issues the School Committee came to the conclusion that this would be fiscally irresponsible. As a result, the School Committee voted to pursue a plan that would replace Bancroft and provide sufficient additional capacity to accommodate Andover's elementary enrollment in five as opposed to six school buildings. The School Committee was faced with the following facts: of the six elementary school buildings, four: Bancroft, Shawsheen, South and West, are above capacity, only two elementary schools, Sandborn and High Plain have limited additional capacity. There is not sufficient capacity to absorb the existing Shawsheen population into the other five schools without resulting in significant overcrowding. Andover would likely be eligible again-excuse me, Andover would not likely be eligible again for MSBA reimbursement for another ten years. The architects said the district-wide capacity, including portables, that are at three school buildings, add 2800 students, and the October 1, 2009 enrollment was 2,885, 85 students above that capacity. Pre-K enrollment as well continues to increase with rolling admissions as children turn three years old during the course of the academic year, so that number will actually go up as children turn three so the end result will be higher than that 2,885. Following extensive public input and debate in open session, the School Committee voted 4-1 to instruct the

School Committee - School Building Committee to explore the feasibility of building a 750-780 student building that would accommodate the current Bancroft enrollment, Shawsheen's elementary capacity and a town-wide pre-school program. After significant study, public input and advice from the architect the Building Committee determined that the Bancroft property would not accommodate a building of 750-780 students. So faced with the significant capacity issues at the elementary, high-school-at the elementary and high school levels and a ten year building cycle, the School Committee, following additional deliberation in open session and public input reached the following conclusions: if we could not accommodate the entire Shawsheen capacity in the new Bancroft, it made sense to build sufficient capacity allowing Andover to accommodate its K-5 enrollment in five school buildings, Bancroft, South, West, Sanborn and High Plain, as opposed to six. Andover could next turn to resolving the pre-school and Andover high school issues both projects of smaller scale. Not addressing Andover's elementary capacity would require that the school district continue to use Shawsheen as an elementary school. Future projects to address Shawsheen's elementary capacity would mean a much larger building project without State support or keeping Shawsheen open for another ten years, requiring extensive and expensive renovations. For all of these reasons, the School Committee took the unanimous position that the most physically responsible position was to replace Bancroft with a 680 student school that allows Andover accommodate its entire K-5 student enrollment in five as opposed to six elementary school buildings. In conclusion the School Committee would like to express our appreciation to the hundreds of people that have participated in this process including many public participants, appointed and elected committee members, staff from Plant and Facilities, Public Safety, the School Department, Town Manager, the current and previous Superintendent, MSBA, the architects and others that have spent thousands of hours over the past four years working on this most critical project. The School Committee respectfully and unanimously recommends approval of Article 3.

MODERATOR: Thank you, sir. Planning Board representative please, Mrs. Duff.

DUFF: The Planning Board recommends approval of this Article. And in short if this Article is approved, and we hope it is, it would mean that the Planning Board work really gets going

on supporting this effort. And I wanted you to note that there is a process for that and opportunities for public input as we go through that process. The School Building Committee will submit plans to the Planning Board for review and recommendation pursuant to the final, the finalists work, site plan review of the Dover uses. Briefly under the Dover amendment, those ordinance or by-laws help prohibit, regulate, or restrict the use of land with structures for several purposes, including educational purposes, but the same law provides that such land use and structures may be subject to reasonable regulations concerning [INAUDIBLE] and the height of structures. And also determining yard sizes, like area of setbacks, open space, parking and building coverage requirements. Following the submission of the site plan there is an independent department, inter-department review of the application materials, it's reviewed by Planning Board staff, Planning Department staff, by fire and safety, public works, and that information is submitted to the Planning Board for our review and for discussion with the public, and that would be held at the regularly scheduled meeting. So it is a process that the Planning Board is excited about and we look forward to [INAUDIBLE]. Thank you.

MODERATOR: Is there somebody from the Conservation Commission to speak on this? No. Design Review? Thank you, sir.

GIBSON: Thank you, Madam Moderator, I'm Craig Gibson, 17 Woodman Road, Chairman of Andover's Design Review Board. The Design Review Board's members are primarily design professionals, architects, graphic designers, landscape designers, whose job is to bring our professional expertise to bear in preserving and enhancing Andover's visual character. We advise the Town regarding proposed new construction, exterior alterations, signage in business districts, and as of three years ago our scope has been broadened to include municipal projects. [INAUDIBLE] the Bancroft School project the DRB's role is to determine how well the proposed design fits into the neighborhood. It's worth noting that the fabric of this neighborhood has been woven over hundreds of years and it's a vital part of the Town's attractive visual character. Bancroft Road is a surviving country lane that needs to be respected by the proposed project. Clearly there is no disguising the fact that this will be a very large building. Not only will it be very large and closer to the road than the current school, but it will also look very different stylistically from the

old classic New England homes that line Bancroft Road. And unlike the Wood Hill School which is completely hidden by trees, the new school will be very visible from the street, but being different is not necessarily mean it will be incompatible. We view the current drawings as a solid starting point for a dialogue [INAUDIBLE] best design at that particular site. We feel strongly that the exterior of the building should be refined so that the building has a stronger, more positive connection to the neighborhood. With the right materials, right colors, right [INAUDIBLE] this modern building we feel can be woven into its surroundings. This Design Review Board has begun a constructive conversation with the School Building Committee on this and we are committed to working with all state holders to make the final design one that complements the neighborhood and engages the imagination of the next generation of the town's children. Thank you.

MODERATOR: You have all been very patient, thank you. Thank you all for the presentation. We'll start, again there's pro-con, a pro mic, a con, a pro, and a con. And if I can...is there someone there at this mic, sir, let's start up there. Yes, sir.

ROBB: Want to start here? Don Robb--

MODERATOR: Don. I couldn't see you from here. Thank you. Go right ahead.

ROBB: Several years ago I was appointed a member of the Andover School Committee to fill in a vacancy. At my first meeting on Committee, we voted to close Bancroft School in September of 1979 because we had to fix the roof to protect the children. They didn't come out of that school until after Thanksgiving. That was 31 years ago. The problems are still there; they will not go away. We now have a plan that seems to make sense for eliminating those problems. We also have a plan that will eliminate the need for sending all those 600 children to other schools for a period of time while we do something with [INAUDIBLE] building. At some point, the State is going to require this, for safety reasons, to close [INAUDIBLE]. What I think we're faced with right now is, a: this is the right time, b: this is the right plan, and c: this is the right thing to do for the children of Andover. Thank you.

[APPLAUSE]

MODERATOR: Thank you sir. Up there at the con mic. Go ahead sir.

GERACHICK: Thank you. Tom Gerachick, 14 West Knoll Road. This has been a long enduring process. A lot of credit goes to a lot of people on the Building Committee and the rest of the Town. But the two step process, validates the problem, evaluates the solutions, and comes with schematic plans that confirm solutions. The problem is the entire plan's been flawed because of the process with the MSBA and the fact that the MSBA can only fund one major project, all the eggs were put in one basket. At this point they're proposing the largest school in Andover, largest elementary school in easternmost portion of Andover which doesn't meet all the needs of the rest of Andover. West Elementary's gonna need some work down the road; Sandborn School's gonna need some work down the work, these are older and aging schools that are not gonna the MSB-MSBA funding which is necessary. This school is a cost of \$447 a square foot. That's an exorbitant cost. I'm in commercial development, it's difficult to build a commercial project at that cost per square foot. IF you look at, basically do your homework and you search other elementary schools that have been built in the State of Massachusetts I was not able to find one that exceeded \$447—I could not find one that exceeded \$380 a square foot. It's an exorbitant cost and I think it's an over-designed school and it seriously needs to be addressed. I agree that a school needs to be built. I think the Bancroft School was a poor design and it needs to be replaced, but this is not the plan. I think we need to take a bigger picture, bigger look at the entire school, the entire Town and come up with a plan that address the entire situation for the Town. The Town Warrant Article also indicates that off-site improvements were included in the project. The School Building Committee indicated that there were no off-site improvements to be, to be completed. So I don't understand what those were. And I can tell you the access—the current access to the school is Bancroft Road which is, as the plan and design review has been stated is an old and antiquated, is an old road that basically can't handle the traffic. They've moved to add West Knoll Road as an access point, and they're doing full construction down on the cul-de-sac on West Knoll. But the School Building Committee has not addressed from the cul-de-sac down to South Main Street. I'm not sure what was done to

kick off Mass DOT review of the project and what's going to be necessary for this, but the entrance to West Knoll Road will not handle all this school capacity, two year period which it's gonna be used exclusively to bring traffic in that road. Driving West Knoll Road take a look at it. This is going to be a huge impact to the residents of West Knoll Road. Bancroft School as well. I mean, Bancroft Road as well, as gonna be when they do finally utilize both of them will be impacted as well. And these are not being addressed. These are off-site improvements that are not being addressed. At this point I would like to make a move to indefinitely postpone the Warrant Article 3 until a study can be performed on the off-site improvements and access.

MODERATOR: Are you making an amendment sir?

GERACHICK: I'm making a motion to postpone indefinitely.

MODERATOR: Where we already have a motion on the floor, I don't believe I will allow that motion. For your motion to carry or for your intention to carry this motion would have to be defeated. I can't have two motions on the floor at the same time. We haven't voted on the motion that's before us now. Thank you, sir. Yes, sir.

INAUDIBLE: Good Evening. My Name is Tim [INAUDIBLE] and I live at 9 Bancroft Road. We've been long-time residents of Bancroft Road, having crossed the 34 year mark this fall. And we're the largest single abutter to the Bancroft School as it is today, Bancroft School property. We really enjoy having Bancroft School as a neighbor. It's a lively, dynamic place, with lots of activity going on and we really enjoy having the children in the neighborhood. We've been very concerned though about the increasing traffic as more and more parents are driving their children to school. So life safety is really high on my list of priorities, living in the immediate area. My goal, as I'm sure is shared by all of you, is to make the Town of Andover the best place to live in America. And to do that we have to have a growing community. And that means that we will attract lively families to join us, and join our tax base. And I think that in order to do that we have to invest in the infrastructure of the Town. You've heard a long story about Bancroft School and how it really needs to be replaced, and that's true. You've also heard from the School Committee that we need to have more capacity if we're gonna have, attract other families to join this Town.

So the timing is exactly right for that purpose. But growth does require some infrastructure investment; and that's something that we all have to take very seriously. And that means schools. The School Committee has decided, and you heard it, to replace Bancroft and make it bigger—and we support that decision. If, the Town has been privileged to have had, and still has, the wonderful people working on this issue for you over a multi-year period. This is not something that happened in a few months—in a multi-year period. First the School Superintendent, starting with Claudia Bach and followed up with Marinel McGrath, the School Committee itself, Dennis Forgue and all of his colleagues on the School Committee that worked very hard on this, the School Building Committee, chaired by Mark Johnson, has also devoted hundreds of volunteer hours to make certain they looked at every single angle of this particular thing. They've also been very well supported by our superb Town staff, led by Joe Piantedosi and some of his team, who have made certain that we looked at every single aspect of this project. And finally the Symmes, Maini, and McGee team headed by Lorraine Finnegan has done a wonderful job in terms of giving the Town the most cost-efficient and beneficial project you could ask for. All of these groups have bent over backwards to make sure the neighbors have been involved all the way, in multiple site visits, in frequent opportunities to speak and render opinions at the various meeting. I appreciate all that time and thank you all very much for doing that. So, I think that we really need to have this motion go forward. Does it meet everyone's requirements? Meet all of my requirements? No it doesn't. And I don't think anybody could get all of our requirements. But the net sum total if you do all the tradeoffs and you take a look at the project. It really, really is a very fine result. So, I think important to that, as was alluded to early, the second easement of access which you can see going south on that map, is increasingly important for life safety issues and I'm strongly in favor of that. So, it's tough to spend the money any time, but in terms of trying to create the kind of time that you and I all want to live in forever more and our kids, this is the time to approve this project. Thank you.

[APPLAUSE]

MODERATOR: Thank you, sir.

CARBONE: My name is Mary Carbone, 3 Cyr Circle. I would like to speak to this Article, not to offend the children of the community or anyone involved, but to give an overview of my thoughts. We are asking Town Meeting to appropriate the total dollar figure for this project. And as I know it we will be getting monthly payments from the State. Not a total dollar payment but monthly payments in regards to this project. We know the State of Massachusetts is in dire straits at this particular time and has their own financial problems. The State funds are everybody's money. So, with that said, I just have a feeling that possibly we are putting ourselves in a deep hole by appropriating the total dollar figure of this project. If anything goes astray are we guaranteed that we will get the monthly payments? Are we guaranteed if anything happens with the project in the building phase that the State will cover it? Regarding litigation issues as we've had at the West, Wood Hill and High Plain Road area. In addition to that, with those questions, I don't know if the MSBA would like to answer that tonight, but I know that the Treasurer has made big changes in school building projects. But if you look at the price of this, the cost of this school 44 to some odd million dollars and calculate it out as an elementary school, we go to a middle school, then we go to a high school. This is one segment of a community. One segment of a community where a school is being built, by the time these children all come together at the high school level, yes we're probably looking at a school magnitude of \$200 million like Newton just had. I mean at some point people have to stand up and be counted here. I don't, I don't have children in the school system. I don't live in the general area of the school that's being built. But I do pay taxes in the Town and it's getting harder and harder to pay the taxes in the community. Basically recently we voted on a classification issue that increases, taxes on a house that's appraised at \$200,700 some odd thousand to \$241. I mean we have to get, we have to put all our eggs in a basket here, but I hope you're getting the message here. We have to stop hearing this statement; it's for the children. It's not all about the children. There's other issues that are calculating in the dollar figures in this community, other than the children. There's union issues, contract issues, but I thank you for listening.

MODERATOR: Thank you. Back up here please.

HICK: Thank you, Madam Moderator. My name is Steve Hick, 26 Bateson Drive. One of the co-founders of Sustainable Andover. Lorraine did a great job tonight talking about the sustainable features of the school, looking forward. I'd like to take a minute looking back at these schools that have actually gone sustainable and how successful this is. Talk on three topics: cost, education, and how we position our kids to reuse[?]. Cost [inaudible] got a lot of good data in here. Got a survey I can show you, anybody who's interested looking at 2006 data, 30 schools on average 30 percent less energy, 33 percent less water. Other savings: composting. [INAUDIBLE] Merrimac [INAUDIBLE] and also looking at Manchester-Essex where they're saving 40 percent on the garbage fees, shifting to composting. These are big, real savings will show up on the Town budget. But this [INAUDIBLE] design, come up with, came up with this two percent reimbursement. And as has been pointed out by Lorraine this is often a three year pay back for designs. So a solid cost [INAUDIBLE]. Second, education. When you go, come and visit some of the schools we're talking about Federal aid[?] resulting in better educational experiences; not just lowering the cost of electricity by letting the natural light in the starburst pattern that Annie described [INAUDIBLE] actually lets the kids get better test scores. Second, ventilation is a factor in the new green schools. Better breathing, better energy spent, better test scores when everyone's focused[?]. Third, come inside these buildings with me and take a look at how different the learning environment is for the kids. It's such a great environment; the kids are excited. There's some real positive energy. You'll see this across the whole flock[?] of green schools we've looked at. And last, in preparing our students for the future. Probably the thing [INAUDIBLE] the most proud of were the internship program started in [INAUDIBLE] school [INAUDIBLE] faculty of the school. And looking at those kids go through and asking questions in order to [INAUDIBLE] for the Town is pretty magical. And we [INAUDIBLE] right now. [INAUDIBLE] spaces, issues with this, we need to have a strong, strong group of kids who understand green, who have been involved with the community, involved with the adults, all working together towards these issues. So if you put this all together I think it's a very, very strong proposal and it's backed by actual experience, successful, all across Massachusetts, all around the world. Thank you.

[APPLAUSE]

MODERATOR: Thank you, sir. Yes, sir up here.

SEIFERT: Yes my name is Ken Seifert. I live at 16 Ivy Lane, Andover.

MODERATOR: Mr. Seifert how are you?

SEIFERT: Fine. Thank you very much. There really should be a microphone in the middle.

MODERATOR: Ever the educator. Thank you, sir.

SEIFERT: For pro and con. But seriously, I thought long and hard about the comments I'm making here this evening. We do need a new school, but is it the appropriate school we need? It has been four years in the making. Is this the best we can do? Do you build a school and then develop a plan on how we use it, or, do you let the public know how the school will be used before you commit dollars to the project. It should not be a question of do we have a vision of plans, but what visions and plans will we use of the best that have been offered. Here are some examples. It could be a charter school within the system. It could be a demonstration school. Incidentally of these would have plans. It could be a school based on the theory of multiple intelligences. That's 20 or 16 years old. A staff development school. In collaboration in universities a teacher training school. It could be the system's student diagnostic center as well as a school. It could have a computer assisted curriculum center in the school during the school day. And a study center in the evening. It could be a leadership school. It could have space for Youth Services. It would have been really most appropriate for a balanced proposal this evening. So I really have to say the following; I have a bias. And I feel it is not appropriate because of that to vote, either for or against. But I really wish the third of the three schools, the Wood School, the High Plain and now the new Bancroft School, would have had the visions and the dreams that were conducted before hand so that when we're looking at a very, very fine green school we would see the dreams of the community being put in. I await the decision on this one. But once again I have a bias, and I feel it inappropriate for me to vote. Thank you very much.

[APPLAUSE]

MODERATOR: Thank you, sir.

FROM THE FLOOR: Vote.

MODERATOR: Okay hold on a second there is a request here to move the question. I would like to give two more people an opportunity to speak then we will vote. And here's why I would like to do it. If there is something that has not been said, if it has not been said, yet. Please do not reiterate what has already been said. If you've got something to say that has not been said and somebody will yield in front of you then go right ahead. That was the con mic, I need a pro mic, next. Go right ahead.

BERGER[?]: [INAUDIBLE] I've been fortunate to have attended numerous of the meetings and I commend the many on the School Building Committee. And the thing I would like to ad, is that my understanding from going to many of these meetings is that the MSBA, which is holding[?] 44 percent of the money for this project, will not likely consider Andover for further school money in the future if we vote this down, or at least for a very long time. Given revenues that are decreasing and school districts that will probably be in greater need. Thank you.

MODERATOR: Right down here, please.

DINAPOLI: My name's Kristen DiNapoli, 16 Robandy Road. And I'm still a Bancroft parent. And I won't say everything that I had planned to say tonight but let me just make one point, ---

MODERATOR: OH, wait...

DINAPOLI: --Mary Carbone very nicely pointed out that we have to consider more than just the children. But I'm here tonight to ask you to consider the children. The structural work that was done at the school in 2007 was a five year fix. On the current time table we're cutting it close. We don't have to look any further than our neighbors in Lawrence to see what happens to students when adults choose to ignore a problem or delay the solution. I'm asking you to vote yes tonight to keep our children safe.

MODERATOR: Thank you. This gentlemen over here. The last speaker then we vote.

LAWRENCE: Thank you Miss, Madam Moderator. Tim Lawrence, 17 West Knoll Road. Frankly it pains me to be in this line and to bring up the con position. Mr. Johnson as he opened had indicated there had been opposition from neighbors, abutters and that this was without, without pain, not without pain but that there were a lot of issues and concerns. I'm here to speak tonight as a parent, a former Bancroft parent, as a resident of West Knoll Road, as an abutter to the school. I'm also here to speak for the gentlemen who was not allowed to speak for Article 1. As a resident that gave me a great deal of pain and I thank you for allowing me to be the last speaker so that an abutter may also speak. Tonight, this is step one of two steps. Passing tonight an affirmative vote tonight will bring us to the ballot box in January. So this is step one. Both steps have to be met. I ask all of you to listen to what you've heard tonight. And I also ask you to research and understand what we're being about to undertake. Madam Moderator you indicated we are making some decisions that are gonna have long-lasting impact. The School Building Committee indicated, or Building Committee indicated that one of the tenants for their decisions was wanting to do this right. In 1967 we took the land that Bancroft sits on by eminent domain. We built a school that was controversial at the time. It is the smallest lot in Town. It is the most densely population, it has the most abutters of any school here. We're about to undertake building the largest approved, school, elementary school, new built that the MSBA has approved since 2009. By all measurements, enrollment, square footage, cost per square foot, both project and construction, this is the most expensive and the largest. Do not take these decisions lightly. I ask you to do a few things. One: look at the numbers, look at the budget. You have not been presented operating costs that compare our current Shawsheen and Bancroft Schools along with what the projected operating costs are for the new school. Yes we have presented maintenance costs, but not operating costs. I ask that those be posted on the SBC. I ask that the budget for this construction be posted. You have seen rough order magnitude numbers; you haven't seen anything below the first line. I also ask that the video that has been presented and developed by the architectural firm that provides a visual representation of the design as it stands now, which is not complete. Recognize we are in schematic phase and we are not complete. But I ask that video posted to the website so that those who are not financially focused, analytically focused can take a visual view of the massive and the impact this is

gonna have in the neighborhood and on that lot. We paid for it. It was requested and it hasn't been posted. And I think we as taxpayers have an obligation to see it to make our decisions. I also ask that you walk the site. Take a look. This is a three-story, 100,000 square foot facility that is gonna have an impact to everyone in that neighborhood. Does it fit? Walk the land. See the trees that are gonna be clear cut. Look at the pasture that's going to be paved over for a road. I ask one more question, one more thing.

MODERATOR: Go right ahead, sir. Quick.

LAWRENCE: And I'll leave you. And I appreciate the time. Take the drive up West Knoll. Simulate the drive that will occur during the two years of construction. Look at the intersection. Look at the blind spots. Look at the grading, which is not included in this plan and which the public safety believes isn't a safety issue. Follow the orange stakes. They lead to my front door. Come see me. I open the invitation for everyone to come here. Come take a look. Make you own decisions. Come and vote in January. Thank you.

MODERATOR: Thank you, sir. Alright are you ready to vote? I would like you all to be aware that the next Article is also a very important one so please do not, let's not have a mass exodus if that's at all possible. This vote requires a two-thirds vote. Again I will try to determine that by a hand vote. If not, we will take a standing count. If you want to vote, please be at a seat. Thank you. All those in favor please raise one hand. Thank you. All those opposed. The ayes clearly have it to me. [APPLAUSE] I will declare a two-thirds vote unless someone wishes to challenge that. Does anyone wish to challenge it? I declare it more than a two-thirds vote. The Article passes. Article 4, Mr. Johnson. This will take seriously no time, please.

JOHNSON: This is real quick. I do not have to read a motion. Mark Johnson, 24 Gray Birch Road. I move that the Town vote to approve Article 4 as printed in the warrant. Very simply this Article authorizes the Selectmen—transfers land to the care and custody of the Selectmen for the purpose of granting easements on the Bancroft Road side for [INAUDIBLE] part of the project.

MODERATOR: Article 2-4 has been moved and seconded. Do you have any comments, further comments, Mr. Johnson?

JOHNSON: I do not.

MODERATOR: Mr. Major.

MAJOR: The Board of Selectmen, also serving as Water and Sewer Commissions voted unanimously to support this warrant Article.

MODERATOR: Thank you. Mrs. O'Donoghue.

ODONOGHUE: The Finance Committee unanimously recommends approval of Article 4.

MODERATOR: Thank you. Mr. Forgue.

FORGUE: The School Committee unanimously recommends approval of this Article.

MODERATOR: Planning Board, please Mrs. Duff.

DUFF: Planning Board recommends approval of this Article.

MODERATOR: Thank you. This Article also requires a two-thirds vote. Hopefully we can do that with one, with a hand vote. Are there any comments to be made to this Article? If you want please have a seat then. All those in favor please raise one hand. Thank you. Those opposed. The ayes have it by more than a two-thirds vote. I declare it as so. Does anyone challenge that? The motion passes. Mr. Urbelis.

[INAUDIBLE NAME]: Madam Moderator. Point of order.

MODERATOR: Tell me where you are.

[INAUDIBLE NAME]: [INAUDIBLE] On the preceding Article for the money, does the State require that there be a numerical vote on it?

MODERATOR: The meeting is still in order, please. If you're leaving please if you could do so orderly. Go ahead, sir.

[INAUDIBLE NAME]: I did not dispute the fact that it was well more than a two-thirds majority, but does the, do any of the State agencies require that there be a standing count on it? Or is it-

MODERATOR: No, sir.

[INAUDIBLE NAME]: Is your determination that it was more than a two-thirds majority--

MODERATOR: No, sir. My determination they will accept.

[INAUDIBLE NAME]: Okay, thank you.

MODERATOR: Thank you, sir. Mr. Urbelis.

URBELIS: Madam Moderator, I move to dissolve this Town meeting.

MODERATOR: There's a motion and been seconded to dissolve the Meeting. All those in favor please say aye. Those opposed. Thank you all very, very much.