

**SYMMES ADVISORY COMMITTEE  
MINUTES  
November 7, 2002**

Bailey*	Dohan*	Reedy*	Worden*
Carey	Foskett*	Rehrig*	
Carr-Jones*	Friedman*	Simmons	
DeCoursey*	Greeley	Walkinshaw*	

\* Indicates Present

Participants: John Maher, Town Counsel; Alan McClennen, Director of Planning and Community Development; Ed Tsoi and Nora Mann - Arlington Redevelopment Board; Robert Karn, VHB.

Charles Foskett, Chairman of the SAC, called the meeting to order at 7:09 p.m.

Applied Management Services: Mr. Foskett announced that VHB had hired Applied Management Services (“AMS”) to provide consulting services concerning potential medical uses at the Symmes property (Note: At its 10-28-02 meeting, the SAC had authorized VHB to interview medical consulting firms and to work with Messrs. Foskett and Chaput in selecting a firm). Mr. Foskett stated that VHB had come down to a short list of five firms in this process, of which 1 was extremely expensive, and 2 dropped out because of conflicts of interest. Mr. Foskett participated in the interview process and Mr. Chaput was familiar with AMS through prior dealings with them. Representatives of AMS are scheduled to attend the next SAC meeting on November 14<sup>th</sup>.

Mr. Foskett stated that the plan for AMS was to create a list of groups of people who are working in this area and to interview them to identify potential problems and solutions. The Medical Use Working Group (“MUWG”) will be looked to as a principal source of information. The goal is that AMS will help the Committee understand what will benefit the Town.

Symmes Program Board: Mr. Maher provided a brief background on the Symmes Program Board and the potential availability of funds from this Board for programs undertaken in Arlington regarding the promotion of General Health issues (As contrasted with the Sanborn Trust, which was created with the express purpose of providing funds related to cancer research). Mr. Maher explained that when the Symmes Corporation dissolved, approximately \$3 million in medicare reimbursements were available. After Lahey attempted to take control of these funds, the Town threatened suit and an agreement was made to provide the funds to the SPB. A six member Board has control over how the funds are spent. Mr. Maher stated that interested organizations should submit RFP’s to the SPB that contain a sense of mission and the types of programs that would be undertaken.

Affordable Housing: Mr. Foskett stated that Mr. Mongeon was still working on an analysis of the subsidies that may be available for the site and a methodology to include potential subsidies in the financial model. Mr. Mongeon expects to make a presentation on this issue on November 14<sup>th</sup>.

Brattle Hill Constituency Report: Ms. Bailey distributed copies of the Brattle Hill Neighborhood Association (“BHNA”) Constituency report and provided an overview of their

comments and concerns. She explained that the primary concerns for the site focus on 1) Density, 2) The assumptions of the financial models and 3) The definition of revenue neutrality. Ms. Bailey stated that these concerns lead the BHNA to fear that, despite the good intentions of all involved, the Symmes site may developed in a way that we will not be proud to see or to leave for future town residents.

Public Use Working Group (“PUWG”) Update: Mr. Rehrig stated that the PUWG would be sending a report to VHB next week regarding its recommendations for a multi-sue community center on the site. Mr. Rehrig reported that it is the preference of the PUWG to maintain open space on the lower portion of the Symmes site. He also discussed the recommendation of the Town’s Cemetery Commission for the use of a portion of the Symmes site as a columbarium. Mr. Rehrig introduced Michelle Hassler, a member of the Cemetery Commission, who provided a summary of the Commission’s recommendation. Following a brief discussion Mr. Foskett stated that he would put the Commission on the agenda for a future SAC meeting.

VHB Update on Study Model: Mr. Foskett introduced the topic by stating that following the presentation by Mr. Karn this evening, the SAC should try to provide suggestions as to which alternatives VHB should focus its energy and attention over the next few weeks. He requested that Committee members avoid questions regarding the density shown on the alternatives at this time.

Mr. Karn presented an overview of the updated design alternatives that had been presented at the last SAC meeting. (Alternative 1: The Employment Center, Alternative 2: The Village, Alternative 3A: Multi-Generational Housing and 3B: Multi-Generational Housing II.

Following the presentation, Committee members and the public asked questions and provided comments on the alternatives. All participants provided insightful comments. Two themes that emerged from the discussions, however, were Mr. Tsoi’s call for “Greatness” ( the site should represent Arlington’s view of the 21<sup>st</sup> century) and Mr. Reedy’s call for a site that possesses “Drama”. In response to the comments, Mr. Karn stated that the consultant team has always sought to create a sight that is greater than the sum of its parts. Mr. Karn stated that he was comfortable that he would be able to come back to the Committee with 3 alternative schemes that take into consideration the themes presented this evening. this evening.

On Motion, the Meeting adjourned at 10:14 p.m.