

52 Public Meetings during these stages



HMD Overlay Bylaw

- HMD Overlay bylaw was passed by 2015 Annual Town Meeting

Moving Town Yard

- 2016 Annual Town Meeting approved funding for the acquisition of 5 Campanelli Drive & for design of a new facility
- 2017 Annual Town Meeting approved funding for the construction of a new Municipal Services Facility

Design Guidelines & Plans

- Design guidelines were completed in February of 2018
- Circulation and Street Design Study completed in April 2019
- Strategic Placemaking Plan completed in July 2019
- HMD Water & Sewer Master Plan completed in February 2021
- Activity Use Limitation was lifted in May 2019

Community Authored RFP

- Completed Town wide survey and facilitated public meetings to solicit input
- Developed 7 planning objectives (criteria) to be used to evaluate proposals

Approval to Dispose of 11 Lewis Street

- 2020 Annual Town Meeting authorized the Select Board to dispose of 11 Lewis Street pursuant to the process and criteria set forth in the RFP
- RFP was issued on March 8, 2021

Selection Committee

- Town Yard Selection Committee was appointed 1/11/21
- Met 14 times and evaluated 9 responses to the RFP and identified 4 finalists
- Ranked 4 finalists based on RFP criteria and developed recommendation to the Select Board

Public Process for Disposition of Old Town Yard

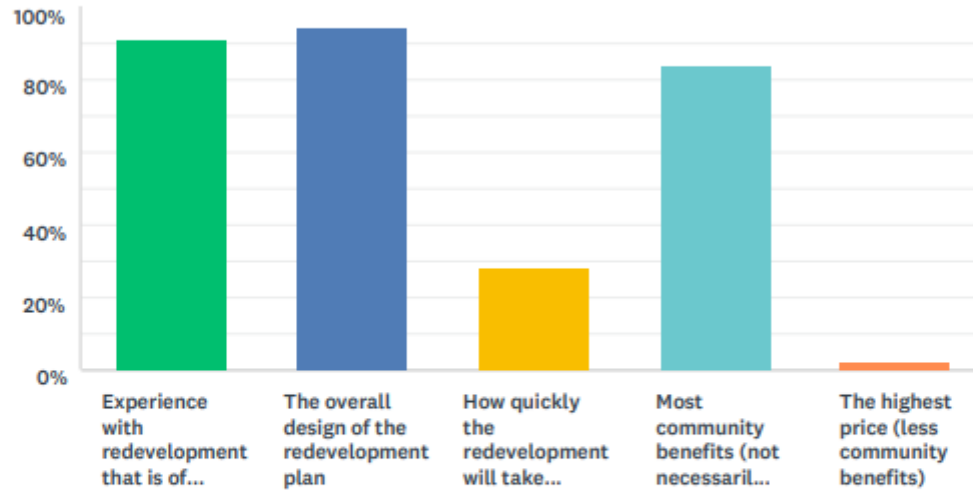
1. Community-authored Request for Proposals (RFP) guides the entire process ✓
2. Selection Committee appointed by the Town Manager and confirmed by the Select Board ✓
3. Public Meetings to review responses to the Town's RFP, and develop recommendations to the Select Board ✓
3. Selection Committee will evaluate proposals based on the priorities defined by the community: ✓
 - a. Consistent with the context and character of the neighborhood and Historic Mill District
 - b. Establish a gateway for Downtown and those arriving via rail
 - c. Improves traffic for cars, pedestrians and bicyclists and make connections to natural resources
 - d. Invests in community spaces
 - e. Mixed-use development – retail, housing, and restaurants
 - f. Environmental responsibility
 - g. Compliance with HMD Zoning and Design Guidelines
4. Select developer and enter into binding development agreement
5. Public permitting process



The Community's Priorities

Q8 In selecting a company to redevelop the site, which of the following criteria are most important to you? Please choose your top three:

Answered: 567 Skipped: 0



ANSWER CHOICES	RESPONSES	
Experience with redevelopment that is of similar size, location and scope	90.83%	515
The overall design of the redevelopment plan	94.53%	536
How quickly the redevelopment will take from beginning to end	28.22%	160
Most community benefits (not necessarily the highest price)	83.95%	476
The highest price (less community benefits)	2.47%	14
Total Respondents: 567		



Recommendations for Next Steps

1. Board to decide how many developers to invite to a meeting for presentation and interview
2. Board to hold special meeting for interview(s) and provide a period for public input (1st Reading)
3. Board to do a site visit(s)
4. Board vote to select a developer and authorize the Town Manager to negotiate the final terms of land disposition agreement (LDA) (2nd Reading)

