

**PALMER TOWN COUNCIL
SPECIAL TOWN COUNCIL MEETING MINUTES
Wednesday, February 3, 2010**

1 Meeting called to order at 7.05 pm by Mr. Burns Roll Call: Mr. Williams, Mr. Duda, Mrs. Barry, Mr. Burns, Mr.
2 Magiera Mr. Duguay, Mr. Heilman, Mr. Hebert present. Mr. Remillard absent. Also present: Mr. Streeter
3 Town Manager

4 Pledge of Allegiance

5 Agenda Item: Final Report of the Palmer Casino Impact Study Committee

6 Paul Burns: This meeting is for the final report of the Palmer Casino Impact Study Committee on housing,
7 education, and social impact. I will entertain questions from the council through the chairperson of the
8 committee. Also I apologize for taking so long on get this meeting together

9 Paul Burns: My question is did the committee find any evidence that a higher tax rate on multi family houses
10 would be beneficial to a host community by either discouraging such development or generating enough
11 revenue to offset the impact?

12 Mr. Chudy: We suggest you go to the planning board and have a moratorium put on multi family housing until
13 we know what the future impact will be.

14 Mr. Sears wanted to present updated information he obtained. Mr. Burns thought it should not be allowed
15 unless the whole committee had voted to accept this information

16 Mr. Burns called for a 5-minute recess. Upon the return to the meeting, Mr. Burns said he would allow the new
17 information. To be presented only at Mr. Sears option not as the committees

18 Mr. Magiera questioned Mr. Chudy on his reply about a moratorium. Mr. Chudy said he was concerned about
19 hot bedding issue.

20 Mr. Duguay asked if other towns had ordinances about this. Yes: Boston College, & Amherst.

21 Mr. Williams asked how this was enforced, landlords, police dept,

22 Mr. Burns: What does the committee think are the benefits and or negatives of a casino.

23 Mr. Chudy: Our concerns are that we have professional negotiators, on the state, and local level, get a hold of
24 State Sen. Rosenberg to help put any of your concerns in to a Bill.

25 Mr. Sears: Population increases, other developments due to the casino that have not been taken into account,

26 Mr. Dimitropolis stated water infrastructure was a big part that the town should not bare the cost, and the casino
27 could be beneficial with the proper host agreement

28 Mr. Mastalerz: Positives will be more money for all departments; also from what we here on the streets more
29 businesses will be looking to locate in town, negatives traffic during construction will be terrible until after
30 the fly over is completed,

31 Mr. Swialowski: I think it's hard to turn away jobs and development. I just worry about jumping in blind. Also I
32 would like to know how it all works on who pays for the impacts

33 Mr. Roy: I went into this committee pro casino and nothing has changed my mind. We just need to have the
34 best possible agreement for both parties

35 Charlotte Burns: my concerns are the quality of live issues, crime, problem gamblers, DUIs, theft... Will the
36 casino cost us more then its worth?

37 Mrs. Barry: I didn't see where in the report it is addressed re: the population increase of 20,000 where did this
38 info come From Mr. Sears we took the amount of jobs. Figured in 2.300 new homes with 2 adults /1
39 student per house. Mrs. Barry: Could the town handle that amount of growth? Mr. Sears: Yes, 30,000
40 total according to a build out study of the town

41 Discussion between Mr. Burns and the audience about if the town's population would double or not.

42 Mrs. Barry thanked the committee for the hard work and the professional job has done on the report the lack of
43 questions from the council reflects the great job you have done. Thank you

44 Mr. Swialowski wondered what were the next steps the council will be taken? Mr. Burns to look at ordinances.

45 A short discussion about dissolving the casino impact committee was started by Mr. Burns

46 Mr. Magiera made a motion to do so 2nd by Mr. Duguay vote 8-0 in favor to disband the committee.

47 Mrs. Barry questioned Mr. Streeter what he thought was the next steps moving forward seeing on he was to
48 lead the charge. Mr. Streeter replied to put together a negotiation committee that would look at all the
49 information in the reports from the impact committee. And thanked them for their work. Mrs. Barry
50 expressed the need to find out if it was even legal to have a moratorium place on multi family dwellings.

51 Also for Mr. Streeter to obtain other towns hot bedding ordinances Mr. Magiera made a motion to adjourn
52 Mr. Duguay 2nd vote 8-0 in favor

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60 RESPECTFULLY SUMMITTED BY
61 PHILIP J HEBERT