

Busa Land Use Proposal Committee (BLUPC)

Members: 7 Members
Appointed by: Board of Selectmen
Length of Term: Until the close of the first Town Meeting after the final report of the committee has been delivered. The term may be extended if the Selectmen need additional assistance in making their decision.
Appointments made:
Meeting Time:

Description:

- To invite, receive and evaluate proposals from Town residents, Town departments, Town boards and committees, and other persons and entities at the discretion of the Committee, regarding possible uses of the parcel of land known as “the Busa property”¹. Evaluation criteria shall include, but not be limited to:
 1. Whom the use(s) will serve;
 2. How the use(s) is (are) consistent with any Town master plans;
 3. Impact the use(s) will have on abutters and the surrounding neighborhood;
 4. Environmental impact use(s) will have (such as, but not limited to, traffic, noise, dust, and stormwater runoff);
 5. Types of public access to the property for the proposed use(s);
 6. Impact on the riverfront buffer area;
 7. Impact on surrounding topography;
 8. Financial feasibility of the use(s);
 9. Impact the use(s) will have on the Arlington reservoir.
- To identify desirable uses for the parcel of land known as “the Busa property” within the categories of “open space,” “historical preservation,” “housing,” and “recreation,” as defined in the Community Preservation Act, M.G.L. c. 44B with the understanding that a proposal is not required to fall into all categories;
- To evaluate the possibility of multiple uses within the same parcel, whether through overlapping use of the same area(s), or by allocation of separate portions of the parcel to different uses;
- In evaluating proposals, the Committee shall have access to the services of a land use planner or such other professional services and consultants as the committee may deem necessary, as authorized by the Town Manager and Board of Selectmen. These services will be funded from any amounts made available for such purposes by the 2009 Town Meeting.

¹ Busa Property is defined as that parcel of land in Lexington, Massachusetts as bounded and described in the deed as well as any contiguous parcels which may be purchased by the Town within the lifetime of the committee.

- To submit to the Board of Selectmen a report on the investigations and evaluations set out above, said report to include one or more proposals for allocation of the parcel to a specific use or multiple uses. The report should indicate to the Board of Selectmen the reasons that each of the proposals represents desirable uses serving identified constituencies in the Town and how each could be practically implemented.

The Board of Selectmen requests that the Committee make every effort to submit their report to the Board no later than December 31, 2010.

Criteria: Prior to serving as a member of this Committee, appointees are required to:

1. Acknowledge receipt of the Summary of the Conflict of Interest Statute. Further, to continue to serve on the Committee the member must acknowledge annually receipt of the Summary of the Conflict of Interest Statute. Said summary will be provided by and acknowledged to the Town Clerk.
2. Provide evidence to the Town Clerk that the appointee has completed the on-line training requirement required by the Conflict of Interest statute. Further, to continue to serve on the Committee, the member must acknowledge every two years completion of the on-line training requirement.

Ref: This charge was adopted by the Board of Selectmen on March 22, 2010. Selectmen designated any appointed member of the Busa Land Use Proposal Committee as Special Municipal Employees on March 22, 2010. Selectmen voted number of members on April 14, 2010.