

Economic Development Committee

Thursday, October 24, 2013 7:00 PM
Old Library, 5 Fairbank St., Harvard, MA

MINUTES

Members Present: Jim Stevens, Chair, Duncan Chapman, Elaine Lazarus, Christopher Sintros,
Peter Warren

Members Absent: Rich Maiore

Mr. Stevens welcomed new members Peter Warren and Chris Sintros to the Committee.

Ms. Lazarus updated the Committee as to the progress of the Master Plan Steering Committee (MPSC), to which she is the liaison from the EDC. Members asked Ms. Lazarus to notify them of MPSC meetings that EDC members might want to attend.

Ms. Lazarus reviewed information obtained regarding the assessed value of four supermarkets, in response to a question asked at a recent joint Planning Board/Board of Selectmen meeting as to how much revenue the Town could expect from a supermarket. It was noted that the assessed value (and therefore the revenue to the municipality) depends on the condition and the size of the supermarket. It was noted that of the four examples, the range was from a low of \$758,800 for the assessed value of a 1.1 acre property with a 11,408 sq. ft. Donelan's in Groton built in 1962, to a high of \$7,607,900 assessed value for an 8 acre property in Hopkinton which contains a 40,000 sq. ft. Price Chopper built in 2012 (\$4,050,200 value) plus land (\$1,799,500 value) and another building (\$1,758,200 value). At a \$16.68 tax rate, the revenue from these properties if located in Harvard in FY13 would yield \$12,656.78 (Groton example) and \$126,899.77 (Hopkinton example) in revenue. Ms. Lazarus noted that Roche Brothers is constructing a 10,000 sq. ft. small concept store in Medfield that will be open in March, 2014, and this could be an example of something that Harvard might be interested in.

Mr. Stevens noted that there are two possible guests for the next meeting, a local realtor and a business representative who contacted the EDC about a possible zoning change for a business on Ayer Road.

Mr. Stevens asked members what goals the Committee should work on for the next year. Mr. Chapman stated he would like to come up with the top 4 to 5 highest and best uses for the C District and brainstorm to sort through them after a "services vs. revenue" discussion, to work toward a final list of uses. He referred to the Committee's mission with respect to coming up with specific uses.

Mr. Sintros stated he is interested in work on improving the relationship with local businesses and improving the Town's image. The Committee discussed best practices and streamlined permitting, and Mr. Warren stated he could invite an expert on these issues to attend. Ms. Lazarus noted that public outreach and information is important, and volunteered to write an update for the newspaper every 3 months. After a discussion of medical uses, Mr. Sintros stated

he would work to follow up with locally represented medical groups to obtain additional information.

It was noted that having a zoning map at the meetings would be helpful.

The Committee moved, seconded and voted unanimously to approve the Minutes of the EDC meeting on September 16, 2013.

Adjourned: 8:30 PM

Approved: November 21, 2013

Documents used at the meeting:

- Spreadsheet entitled “Supermarket Revenues”, undated
- Draft Minutes of the 9/16/13 EDC meeting