

Medway Economic Development Committee
Medway High School – Room 138 – 88 Summer Street
January 9, 2013

ECONOMIC DEVELOPMENT BOARD MEMBERS PRESENT:

Ray Himmel, Ann Sherry, Paul Yorkis, and Ken Bancewicz

ALSO PRESENT: Amy Sutherland, Meeting Recording Secretary

The meeting was called to order at 7:00 pm.

Website:

Claire spoke with Lisa Miller the Bolton website developer. The program which the members viewed at the last meeting would cost \$4,500.00 to develop. She explained that the hardest part of putting the website together is the photographs. This would take about six weeks to build and then there will be training for maintaining. If this were mobile there would be additional \$1,200.00. This would be easy for procurement.

The other options are simpler. The website would have a homepage with facts and figures. There would also be an area with building availability which could be connected to loopnet. There would also be development guidelines. This could be done in house. Claire indicated that she could put this together herself. It is not a marketing piece.

There was a question if the Bolton website was beneficial. The town feels it is very marketable and the fact that it has streaming updated information and is linked to dynamic pieces.

Member Yorkis likes what the town of Bolton has done, but we may want to identify a few other people or companies locally that can do such. He would prefer a better comfort level when spending this money. Member Yorkis also offered to take photographs.

The Committee does not see the photography as an obstacle. It would be nice to have one our local residents assist. One suggested name is Tim Rice.

Photographs which could be included would be Charles River Banks, Medway Mills, the public schools, and the other smaller buildings. There are nice looking buildings throughout town. There are also beautiful natural photographs, for example, Stanford Mill Dam.

There was a presentation at the last meeting from go local about developing a directory. Claire spoke with the representative from Chelmsford. The representative explained that this was an enormous undertaking, and very few local businesses took advantage of this and are not looking to renew the contract in June.

Claire also spoke with Leo Larivee and this is a side business for him, and he would be happy to link to shop local through his site and he would link through us.

It would be nice to just have a directory of businesses which linked to the businesses just as a connection through the website.

The Committee would like to continue to do this through Economic Development Committee.

The Committee appreciates the work the economic development director has put into this.

Claire noted that the next steps would be to move forward to seek and identify other examples from other towns. She will get some cost estimates. Member Sherry will see if there is a name of someone local.

Zoning Review and Update and Discussion:

The Economic Development Committee has worked with the Planning Board at providing recommendations to the parking regulations.

The Economic Development Committee had been invited to a joint meeting with the Board of Selectmen and the Planning Board to discuss amendments or changes to the Zoning Bylaw.

Claire noted that one of the problems is that Medway uses gross floor area when determining parking area. The SWAP study referenced that this could be an issue. There was a comparison chart created from other towns. It shows that Medway is generous with parking compared with other towns.

Member Yorkis noted that the setbacks were also addressed. The setback focus was in the Industrial and Commercial Zones. By changing this it would encourage some flexibility. Having buildings closer to street would encourage people to walk to a building. Pad sites could also be created. There is a fair amount of vacant land on Main Street which could be improved.

Sign Bylaw:

The Economic Development Committee discussed that there is nothing on the website which explains the process for sign permits. Claire is researching how other towns do this. The goal is to communicate more clearly the procedures in a more open way for potential business owners.

Oak Grove Meeting:

The Economic Development Committee has been invited to attend the Oak Grove meeting which is scheduled for Tuesday, February 5, 2013.

EDC Calendar:

The Economic Development Committee will be changing their scheduled meeting day from Tuesday to the second Wednesday of the month.

Attended three business workshops:

There were three business workshops offered the business owners. These were held on December 6th, 10th and January 7th. Local business representatives were present. The purposes of the meetings were to provide opportunities to identify what is working for businesses and what is hindering business. It was communicated that the permitting has gotten easier. There was a suggestion to increase the lighting in some of the industrial and commercial zones.

There is an approved warrant for a light at Trotter Drive. This item needs to be placed on the agenda for further discussion. It was suggested that the DPS be invited.

There is a perception that MASS Highway has held this up, but member Yorkis disagrees. It may be a question about who will pay for this. Member Yorkis will do preliminary inquiry about this. There needs to be a light at the intersection turning with left and right. It would make it easier for all. The EDC wants to have a first class business park.

The Committee agreed to invite Tom Holder to the March 13, 2013 EDC meeting.

Mr. Calarese went to the Zoning Board of Appeals on December 19, 2012. There were two positive votes taken. The applicant is seeking a special permit.

Member Yorkis communicated that we need to look at why this type of business needed a special permit. It would make more sense to deal with one board as part of site plan review and not have to go to two boards. He is not advocating for applicant, but is this the best we can do for applicant?

Mr. Calarese will be filing for site plan review in February. A copy of the site plan was shown on the overhead for Tri-County Commons 72 Main Street. This was a concept plan. There was a comment that this should have some sidewalks and easy walkability.

Office Space:

The EDC Director informed that Committee that office space should be ready in February 2013. Ken has offered a file cabinet. There is a concern about business representatives accessing the space during the school hours. This will need to be worked out. There will be a space for the Economic Development Committee to have their meetings.

Route 109:

There was a meeting in January 17, 2013 with Tom Holder, Dave D'Amico and representatives from GPI to go over the comments received. This was a productive

meeting where questions and answers were provided. The Committee wants to continue to include the public. The official public hearing will take place in February or March.

The group is looking for alternatives for the entrance concepts. We have not received anything yet, but it is going well. State Representatives from Ms. Warren and Mr. Kennedy's office have been informed and are aware of the project and Paul will try to have a representative present at the hearing.

Acceptance of Meeting Minutes:

November 20, 2012:

On a motion made by Paul Yorkis and seconded by Ann Sherry, the Committee voted unanimously to accept the minutes from November 20, 2012 as revised.

Future Meeting Date:

The next EDC meeting is scheduled for February 13, 2013 at 7:00 pm.

Adjourn:

On a motion made by Paul Yorkis and seconded by Ann Sherry, the Committee voted unanimously to adjourn the meeting at 9:20pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary