

Medway Economic Development Committee
Medway High School – Room 138 – 88 Summer Street
March 13, 2013

ECONOMIC DEVELOPMENT BOARD MEMBERS PRESENT:

Ray Himmel, Ann Sherry, Paul Yorkis, Ken Bancewicz, and Chan Rogers.

ALSO PRESENT: Claire O’Neil, Economic Development Coordinator and Amy Sutherland, Meeting Recording Secretary

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

Proposed Parking Regulations:

The members are in receipt of a memo entitled draft of proposed changes to Town of Medway Zoning Bylaws: Parking Regulations. This memo provides an overview of the goals of the proposed changes that will provide sufficient parking to meet the needs of the businesses and to encourage Economic Development .

This document has input from Claire O’Neill, Consultant Carlucci, Susy Affleck-Childs, Paul Yorkis, and the Metropolitan Area Planning Council.

One of the suggested changes would be to use the Net Floor Area instead of the Gross Floor Area for the calculation of the parking requirements. Another suggestion is to increase the number of small car spaces from 30% to 40% .

There was discussion about page 4 section 6 location of parking area. The Committee suggested that number two change to number three and number three change to number two. They also wanted to add the word “or” instead of “and”. The Committee would like to see the section about the recording at the Norfolk County Registry of Deeds struck.

Oak Grove:

The Committee discussed some ideas from the meeting with Oak Grove which took place in February 2013. Claire shared that she had a meeting with the Board of Selectmen, Susy Affleck-Childs and Paul Yorkis relative to Oak Grove.

The Economic Development Committee explored the current situation and reviewed development options. There was a suggestion to split the Oak Grove into a small achievable development. The Commission was in agreement that determining the fiscal impact is going to be very difficult.

Paul Yorkis would like to meet with Chan Rogers to explore how the process of this might take place. Paul will also speak with legislation about the process related to land taking since we do not know who owns some of this. The town is able to petition land. We must identify which heirs are not known. The Committee is comfortable with Paul taking this conversation to his friends in the legislature.

It was communicated that the Board of Selectmen executed a contract to do vital statistics on the red parcels as unknown owners.

The problem with land court is that this would take over five years. The land court process is very slow.

The Committee next viewed the landpooling document. This is the process of identifying the sites as acquisition . The goal of this is to package and create a development site. This is done to minimize the upfront costs. This is done through the Chapter 30 B procurement process. This requires upfront negotiations and disposition agreements. The redevelopment authority does not have to follow the 30 B procurement laws. Claire recommended that this run on parallel tracks.

The Economic Development Committee wants to explore multiple ways to achieve the goal as expeditiously as possible including as an option a redevelopment authority and any other possibilities.

On a motion made by Paul Yorkis and seconded by Chan Rogers, the Economic Development Committee voted unanimously to send a letter recommending that this potential is worth putting in as a priority for expedited process.

New Office Space:

The Committee was made aware that the new office space should be available for the next meeting.

Website Update and Discussion:

Claire will be working on this further in the next couple months. She did speak with Lady Bugs and the cost would be \$4,500.00

Business Resource Guide:

Claire presented a business resource guide for the members to view. This brochure has Medway contacts included and information relative to elected state officials, local and regional organizations. This pamphlet also contains information about the Offices of Massachusetts Office of Business Development. The Committee recommended that Claire put her name and contact information on the pamphlet. There was also a suggestion to mention that we are a Green Community.

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 March 2013.

The group is looking for alternatives for the entrance concepts. There has not been anything received yet, but it is going well. State Representatives have been informed and are aware of the project. Mr. Yorkis is trying to have a State Representative present at the hearing.

Acceptance of Meeting Minutes:

January 9, 2013:

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

February 5, 2013:

These minutes will be tabled until the next meeting.

Future Meeting Date:

The next EDC meeting is scheduled for April 10, 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