

**Medway Economic Development Committee
Medway High School – Room 138 – 88 Summer Street
August 15, 2013**

ECONOMIC DEVELOPMENT COMMITTEE MEMBERS PRESENT:

Andy Rodenhiser, Paul Yorkis, Ken Bancewicz, and Chan Rogers.

ALSO PRESENT:

Selectman Glenn Trindade

Susy Affleck-Childs, Planning and Economic Development Coordinator

Andy Rodenhiser called the meeting to order at 7:00 pm.

ECONOMIC DEVELOPMENT UPDATES:

Andy explained that both members Ray Himmel and Ann Sherry have resigned from the EDC. He further communicated that Economic Development Director Claire O’Neil was not reappointed to her position. The EDC is struggling for members.

Board of Selectmen Liaison Glenn Trindade explained that Town Administrator Suzanne Kennedy and Claire were not able to come to agreement on contract negotiations. Suzanne is now trying to now make contacts with others which might be interested in the position. The Board of Selectmen is aware that there needs to be someone in the position as soon as possible to continue the work on the redevelopment authority and Oak Grove. Suzanne will make it a priority to find someone on an interim basis. Selectmen Trindade communicated that Claire did a great job but we need to move forward.

Members Bancewicz and Rogers communicated that this is unfortunate for the town.

Member Rogers further noted that this is the most important position in town. The town cannot survive with just residential taxes.

Member Rodenhiser wanted to know if the town can contract with Claire on a temporary basis.

Selectmen Trindade spoke with Suzanne and she communicated that this would not be possible. Claire had made it clear to Suzanne that she did not want to work in the summer and her contract was up as of June 30, 2013. The goal is to get an interim appointment for end of September 2013.

The other concern is that the EDC needs to get more members. Susy issued a news release seeking members. Medway Business Council circulated the release to its members. Susy is convinced that we need to identify prospects and then seek them out.

The question was asked, what does the EDC want to do in regards to the process of the hiring? All were in agreement that the EDC should be part of the process for selection. The good news is that there is money in the FY 14 budget and also office space. We all still share the vision.

Member Yorkis responded that he would not want an interim person and would rather a thorough search be conducted to get someone here permanently. It takes a lot of time to educate any hire. It takes time to get someone involved. The other members concurred.

Selectmen Trindade will bring this back to the Board of Selectmen. He left the meeting at 7:20 pm.

Member Rodenhiser communicated that at a recent Planning and Economic Development Board meeting the Board discussed possible warrant articles to amend the Commercial I zoning district. The Board will look at this further. Consultant Carlucci will be providing assistance with this.

The Committee thought it would be beneficial to have a workshop with the plaza owners as we look at zoning and mixed use. This meeting could be a joint with Planning Board and the Economic Development Committee.

The Committee discussed that there are obstacles which developers must face while going through the permitting process in Town. We as a town need to be more proactive in making the permitting process more business friendly.

Member Yorkis noted that a cultural change is needed within Town boards and commissions to see the critical nature of economic development. We need to make sure the community understands how to encourage economic development for businesses. The permitting process should not hinder development. Economic development happens in small increments, and the proposed shopping center proposed by Mr. Calarese is an unusual phenomenon for Medway. We need to look at the Town's policies and procedures to see how we can do a better job.

Member Rogers noted that the applicant should not be charged fees with the commercial development. The Planning Board should be encouraging economic development. The Calarese development was hit with many excessive charges and he needed to go to all the committees. This is not fair to the applicant and the Board of Selectmen should be conscious of this. The back charging is not right to the applicant. Other surrounding towns are aggressive with economic development and do not do it by back charging to the applicant. The town needs to put up money to get money.

Susy indicated she is not aware of any other towns which do not charge fees for consultant reviews.

Member Rogers responded that it is not right when a developer has his traffic study done, which is then reviewed by another consultant and rechecked by another consultant and then the applicant is to be charged for the consultants' review services. For the Calarese project, there were two engineers on the town payroll. This is counterproductive.

Member Yorkis views it differently. We need to look at how we are charging applicants. Look at how much time it takes to get a review completed. Currently, for

example, a sign review it can take months. There needs to be a timeline. The small little things will allow bigger things to happen.

Susy responded that with the sign review, this is a two-step process. One step with the Design Review Committee and then filing the permit application with the Building Department.

Member Bancewicz responded that the concept of DRC needs to be clarified. The businesses know what they need to be successful. The DRC is an unnecessary step.

Member Yorkis responds that the DRC has the potential to assist, but they should not slow the process down.

A question was asked about who approves the Town of Medway signs? Some of those do not comply with the Town's regulations.

The DRC does review Town signs.

Member Yorkis responded that there must be a middle ground. We as a town say the businesses can't do something with their business sign, but then the town does not follow the regulations with their signs. He communicated that this is his perspective from the business side of the issue.

Member Rogers responds that we are too aggressive with the DRC recommendations. This should be guidance instead of dictating to businesses.

Member Rodenhiser suggests that Matt Buckley from DRC come to a meeting and the Committee can express their opinions. This could be a workshop meeting.

Member Bancewicz responds that the DRC makes things counterproductive. The example he gave was when a proposed sign at the entrance of the 495 Business Park was presented. The DRC looked at concept and they came back with something that was totally different and the design was a rock which looked like a tombstone with arrows. I was like nothing what we wanted. Nothing has come from this.

It was commented that the vision of a committee will always change with new ideas and people.

It was recommended that the EDC work with the DRC on buffers. DRC was trying to come up with the standard buffer in each district, but could not since the buffer is determined by the use.

Susy reminded all that not all developers/businesses are competent with design and do not submit a quality product and need design review.

Member Rodenhiser responded if the applicant spent \$10,000 for review, do they need to come to the DRC.

Member Bancewicz responds that the less regulations, the better.

Member Yorkis sees it differently. The DRC is a resource if someone wants to use them. People might not want to use them. They are a good resource, but if someone is hiring a professional sign designer, why do they need to go to the DRC since this was submitted by the hired designer.

The Committee next discussed trying to get a variety of people to serve on the EDC.

Susy noted the committee could have up to 11 people. People on the EDC either have to live in Medway or have a business in town.

Member Rogers responded that the school should also have a representative on the EDC.

Member Bancewicz communicated that Claire a great job with the business workshop. This was beneficial. This should be done more than once a year.

The next person hired for the ED Director position should be an employee and not a contracted person. This is critical for the meetings and being present as an employee. This person would report to the town administrator.

On a motion made by Paul Yorkis and seconded by Ken Bancewicz, the Committee voted unanimously to adjourn the meeting at 8:15 pm

Future Meeting Date:

The next EDC meeting is scheduled for September 11, 2013 at 7:00 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Based on a recording of the meeting

Edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator