

## Committee Members

Khalid Abdi, Chair  
Liam McDermott, Vice-Chair  
Richard Di Iulio, Member  
Mark Schultz, Member  
Cassandra McKenzie, Member



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# TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## ECONOMIC DEVELOPMENT COMMITTEE

### Minutes

Thursday, October 20, 2022 at 7:00 p.m.  
Medway Town Hall – Sanford Hall  
155 Village Street, Medway

**Members Present:** Khalid Abdi, Chair, Mark Schultz, Rich Di Iulio, Liam McDermott

**Members Absent:** Cassandra McKenzie

### **Also Present:**

Barbara J. Saint Andre, Director, Community and Economic Development  
Stuthi Balaji, Recording Secretary

Chair Abdi opened the meeting at 7:01 p.m.

### **1. New Business**

#### **Initiatives to assist local businesses including update on job fairs**

Ms. Saint Andre stated that she contacted the Tri-County Regional Technical School to see if they are interested in holding a job fair. The Medway High School job fair is set for next week. There are some other businesses that have reached out to attend after finding our advertisements (i.e. Griffin Electric). We have also informed the Medway Business Council and they advertised the job fair on their social media.

#### **Retail Marijuana as new business growth:**

Mr. McDermott asked if there is a group that could provide financial details on a marijuana industry in neighboring towns. We should understand what we are missing out on (i.e. How much tax revenue is generated? What are the issues that they are facing?) We should look at the impact of not being allowed to have host-community agreements anymore as well under new legislation. Town Counsel is looking into what this means for our existing agreements with the marijuana businesses.

Mr. McDermott explained that about five years ago, there were fears about what would happen if we allowed a retail marijuana industry in Medway. But now, there are neighboring towns that have voted to have those sales, and they get tax revenue that Medway is missing out on. Mr. Shultz expressed concern that Medway has probably missed its opportunity at that industry because there are so many stores in neighboring towns so close to us.

Mr. McDermott suggested that we should look at Marlborough, Wrentham, Millis, Foxborough. If we can, we should see what they are getting in revenue and what we can do to get a piece of that pie. The State allows towns to tack on up to 3% on top of the 6% that the state gets.

Ms. Saint Andre said she would look into this. There was some discussion about what the procedure would be to allow a marijuana business to open up in Medway. Mr. Di Iulio mentioned that after the committee had done its due diligence and presented its opinion, the decision would involve a Town meeting and ballot by residents. Mr. McDermott mentioned that it has the potential to help the empty storefronts in town and generate funds for the town, so equipping the town with this information before a vote would be beneficial.

### **MBTA community multi-family housing zoning**

Ms. Saint Andre explained that the law requires at least 50 acres (of which 25 are contiguous) with 15 units per acre, resulting in a total of 750 multi-family homes. These won't be standalone homes, but will be multi-family buildings. The Select Board submitted extensive comments prior to the Department of Housing and Community Development (DHCD) Guidelines being finalized.

Select Board is discussing this matter, but Ms. Saint Andre mentioned that it is unlikely the Select Board will look at this until after the November town meeting. The Town can submit an action plan which will keep us in compliance for another year (which gives us an opportunity to apply for more grants), but the Select Board will then have to decide next steps based on more information. Ms. Saint Andre also mentioned that we would need to get a Town Meeting vote to approve any zoning changes.

### **Committee member recruitment**

Mr. Di Iulio is leaving soon, so there will be one replacement from the Planning and Economic Development Board (PEDB). The Committee has also received some interest in membership. Total of 3 openings, of which, one will be a member of the PEDB.

Mr. Abdi thanked Mr. Di Iulio for his contributions and expressed that it was a pleasure to work with him on the Committee.

## **2. Reports**

**Master Plan Update** – Cassandra McKenzie was not here, so this was moved to next meeting.

### **Planning and Economic Development Board update** – Richard Di Iulio

The Board is currently discussing 3 projects:

1. Sanderson view – multi family housing (16 Holliston street)
2. Masters Touch
3. ComCann's growing facility (2 Marc Road)

There are also a number of zoning bylaw changes proposed for the town meeting, including:

1. Battery energy storage bylaw
2. Solar installation bylaw
3. Adjusting multifamily housing density – applicants believe they can have a lot of units based on lot size, but we have been pulling those numbers back
4. Contractors quarters: allowing office space for a contractor to have a space they can sign checks, bring customers in, etc – in industrial areas in town. This is not currently allowed under zoning, it can be tough for contractors who are working out of their homes.

## **3. Approval of prior Meeting Minutes** – On motion of Mr. Di Iulio, seconded by Mr. McDermott, the committee voted unanimously to approve the September 15, 2022 meeting minutes.

- 4.** Any other business that may properly come before the Committee – none
- 5.** Next Meeting – Scheduled for November 17, 2022
- 6.** Adjournment – motion by Mr. McDermott, seconded by Mr. Di Iulio, unanimously voted to adjourn at 7:51 p.m.