

Committee Members

Khalid Abdi, Chair
Liam McDermott, Vice-Chair
Jessica Chabot, Member, PEDB
Representative
Mark Schultz, Member
Cassandra McKenzie, Member
Larry Presswood, Member



TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

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ECONOMIC DEVELOPMENT COMMITTEE

Thursday, February 16, 2023 at 7:00 p.m.
Medway Town Hall – Sanford Hall
155 Village Street, Medway, MA
Meeting Minutes

Members Present: Khalid Abdi, Liam McDermott, Cassandra McKenzie (arrived 7:37), Mark Schultz, Larry Presswood

Members Absent: Jessica Chabot

Also Present: Barbara J. Saint Andre, Director, Community and Economic Development, Justin Tucker, secretary

The Chair, Mr. Khalid Abdi, called the meeting to order at 7:05 p.m.

New Business

Initiatives to assist local businesses

Ms. Saint Andre stated she had some new business to report. They have reached out to the high school to plan a job fair in the early spring. Ms. Saint Andre also informed the Committee that they are also trying to plan a restaurant week. The plan is in the early stages, and they are looking to expand to include restaurants from surrounding towns. Ms. Saint Andre reported the idea is to bring more business to local restaurants. Mr. McDermott presented an idea for a sort of reverse job fair where individuals looking to start a business or looking for a space to hold their business can meet with people who may have an idea on how to start a business or have commercial space available to rent. Ms. Saint Andre suggested including this idea as part of Medway Pride Day to try and reach more people who would already be coming out for an event. This may attract more people rather than have a separate event that may not be as well attended. Mr. Schultz asked if there has been any feedback given on the Medway Business database the Town created, the Medway Business Resource Guide. Ms. Saint Andre had no feedback to report as no click information or website traffic information has been either gathered or shared. Ms. Saint Andre stated that she will look into the ability to track clicks they are getting on the Resource Guide.

Discuss potential zoning bylaw amendments for May annual town meeting

Ms. Saint Andre shared a zoning amendment draft for the Central Business District that would allow the Planning and Economic Development Board (PEDB) to lower the requirement of affordable housing to 10% by special permit for only the Central Business District. Ms. Saint Andre wanted to bring it to the Committee to see if they had any comments to add while the amendment is still in the draft stages. Mr. Schultz asked for clarification on the location of the Central Business District.

Mr. McDermott asked about the new wording of a home based business bylaw having to do with prohibiting commercial motor vehicles and where they are able to park. Mr. Presswood asked if this would affect an independent trucker and where they are able to park their rig at their house. Ms. Saint Andre stated that it would depend if they are running a home based business. Mr. McDermott brought up

the sensitive issue of someone's vehicles and proving they don't belong to a home business. For example, if a resident had a large pickup truck for personal use, but ran a home business, they may now have to prove their vehicle is not for commercial use if a complaint is made.

Ms. Saint Andre shared with the Committee all of the proposed zoning bylaw amendments on the May 2023 Annual Town Meeting warrant. The Committee did not have much to add or discuss on these matters. It was suggested that for the Contractor Construction Services proposed amendment, that this use should be allowed only by special permit in the Neighborhood Commercial District, rather than by right. Ms. Saint Andre stated she would pass this suggestion along to the PEDB. The Committee did not take any position on the various proposed zoning bylaw amendments.

Discuss financial data comparison with neighboring towns

Ms. Saint Andre shared a number of data comparisons with the Committee, showing how Medway fares in comparison to abutting towns on issues such as tax rate, spending, commercial tax base, spending, revenue, etc. The comparisons are compiled from information on the Commonwealth of Massachusetts website. Ms. Saint Andre reported that the data shows Medway is in good financial shape and compares favorably with surrounding towns. Mr. Schultz asked if there was any data showing how Medway has changed financially over the years. Ms. Saint Andre reminded the Committee that at one point years ago, the town was in financial difficulties. Medway has turned its finances around since and has been doing well since around the early 2010's.

Recruiting New Committee Members

As of today, the Committee has one open seat. Mr. Abdi announced to the Committee that he would like to remain part of the Committee, but not as Chair. This matter will be discussed at a later time, but Mr. Abdi wanted to bring the issue up to the Committee.

Reports: Planning and Economic Development Board – Jessica Chabot

There are no updates to report as Jessica Chabot was not present at the meeting.

Approval of Meeting Minutes – January 19, 2023

On a motion made by Liam McDermott, seconded by Cassandra McKenzie, the Committee voted to approve the January 19, 2023 meeting minutes 4-0 (Ms. Chabot was absent)

Next meeting – Scheduled for March 23, 2023

Any other business to come before the Committee

Cassandra McKenzie told the Committee that she will not be returning once her seat is up in June.

On a motion made by Mr. McDermott; seconded by Mr. Presswood, the Committee voted unanimously to adjourn at 8:13 p.m.

Respectfully submitted,
Justin Tucker

Edited by
Barbara J. Saint Andre
Director, Community and Economic Development

List of Documents Reviewed at Meeting

Central Business District Affordable Housing Amendment
Zoning Bylaw Section 6 Amendment
Solar Zoning Amendment
Oak Grove Table and Related Amendments
ATM Housekeeping Article
Home Based Business Article
Groundwater Protection Metal Roofing Amendment
Electric Vehicle Definition Amendment
AR III Amendment
Spending Data Comparison
Revenue Data Comparison
Abutting Town Data Comparison
Assessed Value Data Comparison
Financial Indicators Data Comparison
Levies by Class Comparison