

## Committee Members

Zachary Knowlton, Chair  
Khalid Abdi, Vice Chair  
Richard Di Iulio, Member  
Mark Schultz, Member  
Cassandra McKenzie, Member  
Jennifer Kendall, Member  
Liam McDermott, Member



# TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

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## ECONOMIC DEVELOPMENT COMMITTEE

### Minutes

Thursday, March 18, 2021 at 7:00 p.m.

Virtual Meeting via Zoom

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public was permitted at this meeting. Information for participating via Zoom was posted at the end of the Agenda on the town website. All persons participated remotely in the meeting via Zoom

**Members Present (virtually):** Khalid Abdi, Mark Schultz, Cassandra McKenzie, Rich Di Iulio, Jennifer Kendall, Liam McDermott

**Member Absent:** Zach Knowlton, Chair

### **Also Present (virtually):**

Barbara J. Saint Andre, Director, Community and Economic Development  
Katherine Mitchell, Recording Secretary

Vice Chair Khalid Abdi opened the meeting at 7:00 p.m. Members announced themselves when the meeting began.

## **New Business**

### **Update on Cultural Council Initiatives**

Ms. Kendall provided an update on the activities of the Cultural Council. She stated the artist spotlight series is moving along and mentioned this month they are featuring a painter. Next month they are starting a "behind the scenes" in local restaurants. They are aiming to get this up and going for Restaurant Week to tie it in. The Cultural Council is holding a Photo Contest – Signs of Spring. They have received approval for 10 out of 11 bridge names for the Bridge Project. Ms. Kendall will meet with the President of the Medfield Cultural Center to walk around the Cultural Center to see how Medway can be involved.

The Cultural Council is also having discussions on how to bring more art to Medway Commons. Artists bring a whole new perspective to things. Could a wall be painted white and have a projection to host movie nights. Is there a way to involve businesses with the arts? Ms. Saint Andre mentioned starting at Medway Commons and go from there. Businesses may become interested if they see it.

### **Assistance to business owners affected by COVID-19 emergency**

Ms. Saint Andre shared an email regarding the Governor extending the outdoor dining 60 days after the State of Emergency ends. Businesses can have outdoor dining whenever they are ready. Mr. Abdi and Ms. McKenzie have offered their assistance with reaching out to business owners to see what type of assistance they need.

### **Spring Events and Restaurant Week Update**

Restaurant Week was moved to April 25<sup>th</sup> – May 1<sup>st</sup>. Businesses are enthusiastic. The Medway Business Council has a form for them to fill out to participate. Outdoor seating may be more available as well as the limit on restaurant capacity has been lifted. Medway Business Council is sponsoring it. Each restaurant will hold a special promotion, special menu item, or free dessert for the week, whatever works best for the restaurant. Medway Business Council will help promote the specials and the restaurant.

### **Discussion of Business Resource Guide**

Ms. Saint Andre stated they are looking to produce a resource guide similar to what East Hampton has done. She mentioned the Town has filed an expression of interest with the State under the Community One Stop for Growth grant program for funding assistance with the Business Resource Guide. The town is interested in creating an interactive website for new businesses to have a helpful tool to find resources for them.

### **Discuss possible support for proposed Zoning Amendments for Annual Town Meeting. Central Business District; rezoning of land from ARII to Energy Resource; other amendments**

Ms. Saint Andre stated the Town meeting is May 10th and the Planning and Economic Development Board is sponsoring several zoning articles. The Town is looking to make improvements to the zoning regulations along Route 109 to make it more attractive, with more of a mixed use to give it a downtown feel. The proposed zoning for this is similar to the Oak Grove District. The proposal encourages a more walkable, inviting place to visit. Ms. Saint Andre asked if the Committee wanted to go on record to support the proposed amendments. Ms. McKenzie stated this is exactly what Medway needs to create more of a village feel and that zoning was always the first step to create that environment. Ms. McKenzie thought the town's consultant, Ted Brovitz, did a great job at putting the visuals together. She mentioned many of the owners of property along Route 109 did attend the meetings and did not have opposition. She stated they appeared to be open to the amendments. Ms. Saint Andre mentioned the documentation for this is on the Planning and Economic Development website.

### **On a motion made by Mr. Abdi; seconded by Ms. Kendall, the Economic Development Committee voted unanimously by roll call vote to approve the proposed zoning amendments for the Central Business District.**

<b>Khalid Abdi</b>	<b>Aye</b>
<b>Rich Di Iulio</b>	<b>Aye</b>
<b>Cassandra McKenzie</b>	<b>Aye</b>
<b>Mark Schultz</b>	<b>Aye</b>
<b>Liam McDermott</b>	<b>Aye</b>
<b>Jennifer Kendall</b>	<b>Aye</b>

### **Proposed rezoning of land from ARII to Energy Resource**

Ms. Saint Andre stated the Town received a proposal from a company, Able Grid, to build a battery energy storage facility on the Chaffee property on Milford Street. This is the parcel that runs behind Little Tree Lane. This rezoning would increase the share of the tax burden on commercial use as well as increase the percentage of taxes raised from commercial businesses rather than residential taxpayers. Another consideration is the facilities provide a cleaner energy. Concerns were raised by neighbors regarding the noise and visual impact. Ms. Saint Andre mentioned this would require major site review by the Planning and Economic Development Board. Mr. McDermott questioned if they gave an example of where they did this in another location to see what the impact was in another community. Ms. Saint Andre stated Able Grid is in the process of similar projects in Billerica and Wareham.

**On a motion made by Mr. McDermott; seconded by Ms. McKenzie, the Economic Development Committee voted unanimously by roll call vote to support the warrant article proposing the rezoning of land from ARII to Energy Resource.**

<b>Khalid Abdi</b>	<b>Aye</b>
<b>Rich Di Iulio</b>	<b>Aye</b>
<b>Cassandra McKenzie</b>	<b>Aye</b>
<b>Mark Schultz</b>	<b>Aye</b>
<b>Liam McDermott</b>	<b>Aye</b>
<b>Jennifer Kendall</b>	<b>Aye</b>

#### **Discuss Town Meeting warrant articles of interest to the EDC**

Ms. Saint Andre discussed multiple articles the committee may be interested in. A lot of the articles do not seem part of EDC interest, but some will affect the economic development of the town. When there is a final warrant, Ms. Saint Andre will work towards forwarding the important items.

### **Reports**

#### **Use of Economic Data**

Mr. Abdi researched a town in north Massachusetts to see how they were collecting data. More up to date data is available through a consultant company. He will research further and forward to the group.

#### **Planning and Economic Development Board**

Mr. Di Iulio stated they are going over various articles for the Town Meeting. He mentioned the Master Plan – Jenn Goldson LLC will be the consultant assisting the Town; the contract was approved by the Select Board on Monday night. Mr. Di Iulio also mentioned the Planning and Economic Development Board is putting together a Master Plan Committee. Ms. McKenzie is the EDC representative. It will take about 18 months to complete the Master Plan. Appointments to Master Plan Committee next week.

#### **Approval of Meeting Minutes from January 21, 2021 & February 18, 2021**

On a motion made by Mr. Di Iulio; seconded by Mr. Abdi, the Economic Development Committee voted unanimously by roll call vote to approve the meeting minutes from January 21, 2021 and February 18, 2021.

<b>Khalid Abdi</b>	<b>Aye</b>
<b>Rich Di Iulio</b>	<b>Aye</b>
<b>Cassandra McKenzie</b>	<b>Aye</b>
<b>Mark Schultz</b>	<b>Aye</b>
<b>Liam McDermott</b>	<b>Aye</b>
<b>Jennifer Kendall</b>	<b>Aye</b>

### **Next Meeting: April 15, 2021**

On a motion made by Mr. McDermott; seconded by Ms. McKenzie, the Economic Development Committee voted unanimously by roll call vote to adjourn at 8:11 p.m.

<b>Khalid Abdi</b>	<b>Aye</b>
<b>Rich Di Iulio</b>	<b>Aye</b>
<b>Cassandra McKenzie</b>	<b>Aye</b>
<b>Mark Schultz</b>	<b>Aye</b>
<b>Liam McDermott</b>	<b>Aye</b>
<b>Jennifer Kendall</b>	<b>Aye</b>

Respectfully submitted,

Katherine Mitchell, Recording Secretary

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