

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, April 15, 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): Zach Knowlton, Chair; Khalid Abdi, Vice Chair; Mark Schultz, Cassandra McKenzie, Rich Di Iulio, Jennifer Kendall (Mr. Abdi joined 7:06 p.m.)

Member Absent: Liam McDermott

Also Present (virtually):

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

Chair Knowlton opened the meeting at 7:02 p.m. Members announced themselves when the meeting began.

New Business

Update on Cultural Council Initiatives

Ms. Kendall stated the Cultural Council is very busy with programs. They are running the Coast Performance and received funding for two performances. The Council named the last of the bridges on the trails and is sending out post cards. Artist Spotlight of the Month is going well. Spring Photo Contest is underway. Community Input survey closing out at the end of the month- it is currently on the Town website.

Assistance to business owners affected by COVID-19 emergency

Ms. Saint Andre mentioned Galante's - Site Plan for a proposed permanent outdoor patio setup. Next steps are to review the lessons learned from the emergency and use the knowledge to assist the community. Chair Knowlton stated they open to ideas. Mr. Di Iulio mentioned there should be a broader appeal to shop in Medway. Make it a more conscience effort to shop local, possibly by assisting small businesses with marketing. The Central Business Zoning rewrite will be beneficial. The new zoning allows farmers markets, food trucks, and pop ups. EDC voted to support this rewrite. Ms. Saint Andre stated members can show support for the Central Business Zoning at Town Meeting.

Spring Events and Restaurant Week Update

Marketing for Restaurant Week is on Medway Business Council's website and Town of Medway site. Restaurant Week will begin on April 25th. Seven restaurants are signed up. Committee members agreed this was a good turnout.

The Planning and Economic Development Board (PEDB) is looking to hire assistance to draft a by-law to have correct safeguards for battery energy storage. Committee members discussed the existing Exelon facility and battery storage possibilities. Mr. Schultz questioned if there are more resources and information on this. Chair Knowlton asked Mr. Di Iulio to continue to share knowledge on this.

Discussion of Business Resource Guide

Ms. Saint Andre stated the expression of interest for the grant application was submitted. She is currently working on the full application. She mentioned it cannot be submitted until May, but they are making sure it is completed. Mr. Di Iulio mentioned Franklin just published one recently if we are looking for ideas. Ms. Saint Andre stated this resource guide is for local businesses and sources for people if they are starting a new business. Chair Knowlton stated it is beneficial to share.

Discuss May 10, 2021 Annual Town Meeting warrant articles of interest to the EDC

Mr. Di Iulio stated the PEDB voted for all of the zoning articles sponsored by the PEDB, however they pulled the Country Cottage zoning and the re-zoning of ARII to Energy Resource. Ms. Saint Andre also mentioned the Article for additional funding for Oak Grove urban renewal area. The Town has been trying to assemble the small lots in Oak Grove to be redeveloped in a thoughtful and planned manner. The article on the warrant is for an additional amount of funds for land purchases, including expenses, such as appraisals. Ms. Saint Andre stated the majority of lots remain to be purchased.

Ms. Saint Andre stated a number of lots are owned by the town, which has foreclosed on numerous properties. The Town has voted to convey those lots to the Redevelopment Authority. Another large portion is owned by one landowner. Mr. Schultz questioned if there was a plan to dedicate this to a recreation area. Ms. Saint Andre confirmed it would be open space and walking trails.

Reports

Master Plan Committee

Ms. McKenzie stated the Town retained JM Goldson LLC, a consultant group to work with Master Plan Committee to provide review for the project. The Master Plan Committee is made up of representatives of a number of town boards, committees, and two at-large community members. They have a website to follow for progress. Ms. McKenzie mentioned the initial meeting last Monday. Ms. Saint Andre stated around 15 people attended. Ms. McKenzie said there was a lot of information and feedback. The Master plan is an 18-20 month project which should be completed in the Fall of 2022. Last plan was done in 2009 and it is on the website.

Ms. Saint Andre mentioned Jenn Goldson wants to have focus groups limited to 7 people each. They will meet virtually to discuss various topics in the Master Plan such as Economic Development, Housing, Cultural, Historic, Open Space, etc. for 90-minute sessions. One of the focus groups is transportation. Ms. Saint Andre stated this one would be an important focus group to attend. It includes bike lanes, roadways, delivery trucks, etc. Ms. Saint Andre can pass that along if someone would like to join the focus group. The focus group will meet once within the next month – they will be asked to have a second meeting in

the fall or the winter as they get further into the Master Plan. Mr. Di Iulio and Mr. Schultz volunteered. Ms. Saint Andre will follow up with the schedule. Jess Chabot is the Chair and Cassandra is the Vice Chair. Ms. McKenzie stated they are meeting the first Monday of every month. Chair Knowlton offered his assistance as well. May 24th is the Community Forum at 7 p.m. virtually.

Use of Economic Data

Mr. Abdi will recreate what he saw and see what the group thinks. Mr. Schultz questioned the data stored at Framingham State – Metrowest Economic Research Center. Chair Knowlton stated it was recently sent to him, he will pick it up at the Town Hall. The cost for a one-page analysis is \$1500. Ms. Saint Andre stated one of the aspects of the Master Plan is research into the current state of Medway, and the Master Plan will include economic data.

Planning and Economic Development Board

Mr. Di Iulio stated beyond the warrant articles and master plan project, the PEDB has two projects currently underway. It is working on the Medway Place site plan, including storm water, reconfiguration of parking, and fencing between its property and the Drybridge property. There is also the Medway Mills project – which is looking to add additional parking to alleviate a major problem they have had for a number of years. PEDB is also in the process of bringing the environmental standards, particularly noise and odor, up to date with an environmental consultant. The standards will be for the entire town, not a segment. Also, battery energy storage systems- looking to get a consultant to learn more as they need more information.

The property on corner of Elm and Route 109 is proposed to have 6 buildings and parking throughout. Difficult property – two large areas of wetlands. This will be the first test of the new Central Business zoning. Mr. Di Iulio stated this could be a blueprint for more.

Chair Knowlton is in dialogue with project manager and owner of property on Route 109, who may want to talk to the EDC at some point.

Approval of Meeting Minutes from March 18, 2021

On a motion made by Ms. McKenzie; seconded by Mr. Abdi, the Economic Development Committee voted unanimously by roll call vote to approve the meeting minutes from March 18, 2021.

Khalid Abdi	Aye
Rich Di Iulio	Aye
Cassandra McKenzie	Aye
Mark Schultz	Aye
Jennifer Kendall	Aye
Zach Knowlton	Abstain

Next Meeting: May 20, 2021

On a motion made by Mr. Abdi; seconded by Ms. McKenzie, the Economic Development Committee voted unanimously by roll call vote to adjourn at 8:02 p.m.

Zach Knowlton	Aye
Cassandra McKenzie	Aye
Khalid Abdi	Aye

Rich Di Iulio	Aye
Mark Schultz	Aye
Jennifer Kendall	Aye

Respectfully submitted,

Katherine Mitchell, Recording Secretary

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