

## Committee Members

Liam McDermott, Chair  
Mark Schultz, Vice-Chair  
Khalid Abdi, Member  
Larry Presswood, Member  
Jessica Chabot, Member  
Patrick Herlihy, Member



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# TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## ECONOMIC DEVELOPMENT COMMITTEE

### Minutes

Thursday, August 17, 2023 at 7:00 p.m.  
Virtual Meeting via Zoom

Pursuant to the provisions of Chapter 2 of the Acts of 2023, under which public bodies retain the option of holding open meetings and hearings remotely until March 31, 2025, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021, meeting, all persons participated remotely in this meeting. Information for participating via Zoom was posted at the end of the meeting agenda.

**Members Present:** Mark Schultz, Vice-Chair, Jessica Chabot, Patrick Herlihy, Larry Presswood

**Members Absent:** Khalid Abdi, Liam McDermott

### **Also Present:**

Barbara J. Saint Andre, Director, Community and Economic Development  
Jeremy Thompson, Liaison for Medway Business Council  
Jordan Warnick and Crystal Buckley, Co-Chair of Medway Cultural Council

Vice-Chair Schultz opened the meeting at 7:05 p.m.

### **1. New Business**

#### **Medway Block Property**

Ms. Chabot clarified that this discussion is at the early stages and there is no clear indication of what the Select Board or other committees have planned for this property, but that there may be an opportunity to use the property while it's vacant prior to development. She then asked what the Cultural Council had in mind for the Medway Block Property. Mr. Warnick explained that it has been difficult to find spaces to host cultural events around Medway, so the parking lot could be used for pop-up events to set up tents, artists show up, etc. Other towns use parking lots to host such events, but we don't have a space like that in Medway, especially with parking. The Medway Block property seems like the ideal location for such events. Ms. Chabot said that she would be supportive of helping the Cultural Council host events in that space. Ms. Saint Andre asked if they had any events or timelines in mind. Mr. Warnick explained that they were looking for availability, so the Council does not have any events planned, but wanted to scope out how and when it might be able to use that space. Ms. Saint Andre stated she spoke with Mr. Boynton regarding this matter and the space is not currently available as Medway Block still has occupancy rights, and there are also concerns about liability. This site is a brownfield which is in the process of being

remediated. Ms. Chabot offered to facilitate a conversation with Mr. Boynton to propose hosting events there starting in the Spring.

Initiatives to assist local businesses

Mr. Thompson offered help in assisting with achieving goals as the liaison for the Business Council. Mr. Schultz asked if there has been any discussion regarding the space that used to have the Chinese restaurant. Mr. Thompson explained that they have received approval to have a new Asian Fusion cuisine restaurant.

Discussion of 495 MetroWest Partnership Strength in Numbers Economic Data

Mr. Thompson explained that the 495/Metrowest Partnership is an organization to help the region with business development. Mr. Thompson presented published data from their 2023 Strength in Numbers and 2023 Community Profiles to help business and community leaders understand the local demographics of potential employees, such as the cost advantages of real estate in the area, established and rising industries in the area, and unemployment rates. Using American Community Survey data over a 5 year period, the report suggests that Medway has a population of 13,105, median household income in \$147,257, and per capita income is \$66,559. There used to be growth in the migration population, but Mass in 2022 lost population for the first time in a long time. Medway, however, is still expected to grow by approximately 1,000 people over the next few years. Education has been attractive. Medway has 4,738 total housing units, very low vacancy rates. Housing churn is healthy to have, good indicator that it's a place where people want to live. Medway is in line with the residential housing patterns of Massachusetts as a whole. Many people that work in Medway, don't live in Medway. A lot of people that live in Medway work in Boston. Takeaway: small commercial and retail footprint, but we can enhance this by improving transportation around here. We should focus not just on Route 109, but also improving the industrial parks and attracting more individuals to Medway.

Master Plan Initiatives

No new updates

Committee Member Recruitment

Kristen Salerna is interested in joining the Committee. Ms. Salerna is a business owner and was previously on the Master Planning Committee and Business Council. She believes that she can bring a fresh perspective to the Committee. The members were supportive of Ms. Salerna joining the Committee.

**2. Reports**

Planning and Economic Development Board

Ms. Chabot reported that there were no updates. All pending public hearings have been continued. Ms. Saint Andre added that the Board is in the midst of preparing proposed zoning bylaw amendments for the Fall Town Meeting.

**3. Approval of minutes**

**On a motion made by Mr. Presswood, seconded by Ms. Chabot, the Committee unanimously voted by roll call to approve the minutes from June 15, 2023.**

<b>Ms. Chabot</b>	<b>Aye</b>
<b>Mr. Presswood</b>	<b>Aye</b>
<b>Mr. Herlihy</b>	<b>Aye</b>

**Mr. Schultz                      Aye**

**4. Any other business:**

None

**5. Next meeting scheduled for September 21, 2023, via Zoom.**

**6. Adjournment**

**On a motion made by Ms. Chabot, seconded by Mr. Presswood, the Committee unanimously voted by roll call to adjourn the meeting at 7:52 p.m.**

**Ms. Chabot                      Aye**

**Mr. Presswood                      Aye**

**Mr. Herlihy                      Aye**

**Mr. Schultz                      Aye**

Respectfully submitted  
Stuthi Balaji

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

Documents Reviewed at this Meeting

1. Powerpoint of Economic Data