

**Town of Medway
Economic Development Committee
Wednesday September 13, 2017
76 Oakland Street
Senior Center
Medway, MA 02053**

PRESENT:

Paul Yorkis, Keith Peden, Hugh McKinnon, Rich Di Iulio, Deanna Kaiser Doughty, Scott Habeeb, Jennifer Kendall, Anthony Varrichione and Zachary Knowlton.

Public Comments:

- There were no comments from the general public.

Reorganization of the Committee:

Chairman:

On a motion made by Keith Peden and seconded by Rich Di Iulio, the Economic Development Committee voted unanimously to appoint Paul Yorkis as the Chairman to the Economic Development Committee.

Vice Chairman:

On a motion made by Hugh McKinnon and seconded by Rich Di Iulio, the Economic Development Committee voted unanimously to appoint Keith Peden as the Vice Chairman to the Economic Development Committee.

Old Business:

There was discussion about how to make the Main Street business district more business friendly. The Planning Board has done a good job of working to rezone the area but more needs to be done to create business enthusiasm. Rich Di Iulio indicated that he attended the Medway Business Council meeting and there was discussion on how to generate more business.

Zoning Discussion:

The EDC reviewed the documents regarding allowed uses in the Village Commercial District and the Adaptive Use Overlay District. The discussion focused what uses should be allowed by right and not by special permit, which saves the potential business owners time and money.

Under Section 5. Use Regulations there was discussion about the Section 5.2 Prohibited uses. Section A, which notes that “Any use not listed in Section 5.4, Schedule of Uses, or otherwise allowable under the provisions of this Zoning Bylaw is prohibited. Discussion focused around the fact that a limo service would not be allowed. It was suggested that the definition of “services” be redefined. Another example discussed was that a greenhouse is prohibited in Village Commercial yet a florist is allowed. There should be some latitude and flexibility when encouraging businesses to come to town. There was discussion about giving the building inspector this flexibility. It was recommended to

review the prohibited use section and provide any comments and suggestions to be discussed at the next meeting.

The EDC would also like to get a list of the towns which were used as comparatives. It would be helpful to see what towns (we model after) and view those towns use tables ex. Hopkinton, Acton, Boxboro. The EDC would like to have this information by October 4, 2017 prior to their next meeting.

Solar Facilities:

The topic of solar facilities and what is in the best interest for the Town of Medway will need to be discussed further.

Home Based Businesses:

This item will be discussed at the next meeting.

Oak Grove Urban Renewal Plan:

The EDC was made aware that the Oak Grove Urban Renewal Plan received the approvals from the State. The next step will be working on the implementation. The EDC members would like a copy of the plan sent electronically so they can view it. There will probably need to be zoning work done to achieve the goals of the plan.

The EDC discussed the process for changing zoning which is quite lengthy and usually starts with the Planning and Economic Development Board, who then submits the articles to the Board of Selectmen, who then present those at town meeting. There are public hearings which allow for public input. The final vote of any articles is then done at town meeting.

Committee Report:

- There were no committee reports.

Medway Economic Data:

There was discussion that it is important to keep the Medway Economic Data current. The Town of Medway still has as a goal to improve work force housing. The demographics in the Town of Medway are changing. Residents should have accurate information about the data.

Minutes:

- The minutes from June 14, 2017 and July 12, 2017 will be tabled until the next meeting.

Future Meeting:

- Wednesday, October 11, 2017 at 7:00 pm at Medway Senior Center

Adjourn:

On a motion made by Rich Di Iulio and seconded by Keith Peden, the EDC voted unanimously to adjourn the meeting at 8:25 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary