

Committee Members  
Khalid Abdi, Chair  
Liam McDermott, Vice Chair  
Jessica Chabot, Member  
Cassandra McKenzie, Member  
Larry Presswood, Member  
Mark Schultz, Member



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## TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

### ECONOMIC DEVELOPMENT COMMITTEE

Thursday, December 15, 2022 at 7:00 p.m.  
Medway Town Hall – Sanford Hall  
155 Village Street, Medway, MA  
Meeting Minutes

**Members Present:** Cassandra McKenzie, Mark Schultz, Jessica Chabot, Larry Presswood

**Members Present Remotely:** Khalid Abdi

**Members Absent:** Liam McDermott

**Also Present:**

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

Cassandra McKenzie opened the meeting at 7:08; it was announced that Mr. Abdi was participating remotely.

#### **New Business**

##### **Introduction of New member**

Larry Presswood, the Committee's newest member, introduced himself to the Committee.

##### **Discuss Retail Marijuana as New Business Growth Potential**

It was noted, based on recent news reports and other information, that there is now a glut of retail marijuana stores. It does not seem that this is a viable area for any significant new growth potential or tax revenue for the town. In addition, because the Town voted previously on a ballot question against allowing retail marijuana stores, there would be significant hurdles to overcome procedurally to allow this use. Mr. Khalid noted that was another article in the Boston Globe two days ago regarding the downturn in the marijuana prices.

##### **Initiatives to assist local businesses including update on job fair**

Ms. Saint Andre reported that there were 12 employers that participated in the job fair on October 26<sup>th</sup>, as well as the Town Clerk who provided voter registration. Ms. Chabot asked if work permits are required for students. With respect to other initiatives, the members will try to bring ideas to the next meeting. The EDC does not have a budget, but there may be grants available, and the Select Board may have limited funding available. Mr. Schultz noted that Holliston has a local meals tax that is directed to it EDC.

##### **Discuss Chapter 40A, §3A, MBTA communities multi-family housing zoning**

Ms. Saint Andre briefly explained the requirements of the new law; the Town must enact multi-family housing to be allowed by right at a density of at least 15 units per acre, and at least 50 acres. The Planning and Economic Development Board (PEDB) is working on this. The PEDB is considering various areas of

Town for the multi-family housing, it discussed whether part of the Central Business District (CBD) would be appropriate. While multi-family housing might help spur redevelopment, the plan for the CBD is for mixed use and commercial use, as one of the few commercial areas in town. Ms. Chabot noted that the PEDB did not seem to favor including the CBD as part of the MBTA communities zoning, as it ran the risk of having just housing built with no commercial component.

It was also noted that the state does not require any of the units to be affordable housing. The Town has an inclusionary zoning by-law that requires up to 20% of multi-family housing units to be affordable that it will try to apply to the MBTA multi-family zoning. Ms. McKenzie noted that developers are stating that it is difficult financially to have a higher percentage of affordable units. She also asked if the Medway Block property could be used for housing. The use of that property, that was recently purchased by the Town, has not been determined, but potential for a new fire station and/or town hall have been mentioned. Ms. McKenzie then asked about possible re-use of the existing town hall. It was noted that there are no definite plans yet. Mr. Presswood inquired what other towns are doing in response to the new MBTA communities law. Mr. Schultz asked for more information on this new law.

### **Recruiting New Committee Members**

The members will continue reaching out to local residents in the business community. It was agreed to reach out to the Medway Business Council again.

## **Reports**

### **Master Plan update – Cassandra McKenzie**

Ms. McKenzie deferred to Ms. Chabot, who was Chair of the Master Plan Committee. Ms. Chabot reported that, after many months of hard work and public input, the Master Plan was adopted, and endorsed by Town Meeting.

### **Planning and Economic Development Board – Jessica Chabot**

Ms. Chabot noted that the plans have been approved for a Milford Regional medical facility on Main Street next to Walgreens. It will use the existing Walgreens driveway for access, and will include urgent care and other medical uses. There is also a new daycare, Bright Path, being constructed at Medway Commons. Ms. McKenzie asked if there was anything proposed for the properties on Main Street across from the Plaza, Ms. Chabot stated that the PEDB has not seen any proposals. Ms. McKenzie stated that she hoped that the new units at 39 Main Street would contribute to increased pedestrian traffic to nearby businesses.

### **Metropolitan Area Planning Council focus group – Mark Schultz**

Mr. Schultz stated that he participated in this economic development focus group. He stated that a report will be forthcoming at some point. The discussion focused on economic development service models; volunteer roles and responsibilities, and economic development strengths and challenges. He noted that the Natick Town Administrator, one of the participants, extolled the virtues of Natick's commercial development.

### **Approval of Meeting Minutes – October 20, 2022**

**On a motion made by Mr. Schultz, seconded by Ms. McKenzie, the Economic Development Committee voted by roll call vote to approve the October 20, 2022 meeting minutes.**

<b>Cassandra McKenzie</b>	<b>aye</b>
<b>Mark Schultz</b>	<b>aye</b>
<b>Jessica Chabot</b>	<b>abstain</b>
<b>Larry Presswood</b>	<b>abstain</b>
<b>Khalid Abdi</b>	<b>aye</b>

Next meeting – Scheduled for January 19, 2023

**Any other business to come before the Committee**

It was asked if there may be other businesses that are currently not allowed under zoning that the Committee should recommend to the PEDB to allow in a future zoning change. It was noted that the Town received a \$50,000 state grant to assist it with complying with the MBTA Communities zoning requirements. The next round of grant applications was opened yesterday.

**On a motion made by Ms. Chabot; seconded by Mr. Presswood, the Economic Development Committee voted unanimously by roll call vote to adjourn at 8:23 p.m.**

<b>Cassandra McKenzie</b>	<b>aye</b>
<b>Mark Schultz</b>	<b>aye</b>
<b>Jessica Chabot</b>	<b>aye</b>
<b>Larry Presswood</b>	<b>aye</b>
<b>Khalid Abdi</b>	<b>aye</b>

Respectfully submitted,

Barbara J. Saint Andre, Director  
Community and Economic Development