

**Town of Medway
Economic Development Committee
Wednesday July 12, 2017
Senior Center
Medway, MA 02053**

PRESENT:

Paul Yorkis, Rich Di Iulio, Keith Peden, Deanna Doughty, Jennifer Kendall, and Anthony Varrichione

Also Present:

Stephanie Mercandetti, Director of Planning and Economic Development
Amy Sutherland, Recording Secretary

Chairman Yorkis called the meeting to order at 7:00 pm.

Public Comments:

There were no comments from the public.

Reorganization of the Committee:

The reorganization will take place at the August meeting.

New business:

495 MetroWest Partnership:

The members are in receipt of data from the 495 Metro West Partnership. This is a resource guide to help communities for priority development areas. This provides market overview along with market highlights, which included vacancies, and rates for rent. This also includes largest occupied office spaces and owners. There is also a section which contains largest contiguous available areas.

Medway Strength in Numbers Handout:

The members are also in receipt of a sheet with demographic data for the 495/MetroWest Region. This chart includes information on the following areas: rising home values, payroll, education, population, employment, and top ten industries in Medway. The chart shows that Medway has a highly educated population compared to the state and to the nation with 54% of residents having a bachelor degree or higher. The top industry in Medway is the restaurant business. The numbers of employers has also increased in Medway.

Priority Development and Preservation Base Map:

The members reviewed the map entitled priority development and preservation base map. This included areas with the following: corridors, spot locations, open space areas, preservation areas. Land use developed and undeveloped. The towns included in this map are Hopedale, Bellingham, Franklin, and Medway.

The priority for development areas in Medway include:

Oak Grove/Bottle Cap Lots, Main Street Redevelopment. East Side 43 D Site, Medway Mill, Medway Business Park at 495 and Route 109 Reconstruction.

This is a great snap shot sheet that could go out to the community. The 495 Metro West Partnership received technical assistance to work with communities to update the map of priority development areas.

There was a recommendation to use MERC to get updated data and also explore what an updated profile will cost. Another suggestion was to see if we can compare Medway with the neighboring communities.

Old Business:

Zoning Discussion:

The members had a lengthy discussion at the last meeting on the zoning bylaw. The members were in receipt of Section 5 Use Regulations.

The following comments/question were raised:

- Accessory dwelling and those renting the principal unit and family members living in other section.
- Green houses are not allowed in village commercial, is this appropriate since we allow florists.
- A movie theater is not permitted in the village commercial.
- Veterinarian hospital not allowed in village commercial.
- Adult day care not allowed in village commercial.
- Wholesale showroom not permitted in village commercial but there is a building there currently which could be used to such.
- Where else in town could a makerspace be located.

There was a question about how the bylaws came to be. It was explained that the current document has evolved through the years and when new changes are made, it is reviewed by the Board of Selectmen, and the Planning and Economic Development Board who provide recommendations which then the official vote is made by the town's people which is made at town meeting.

The EDC would like to have a more active part in promoting the future of Medway through proposing changes to some of the bylaws. It was suggested that the town look at other communities to see what they have for bylaws and regulations. There was also a recommendation to send a message of what is allowed versus not allowed to encourage and be proactive to businesses. The table of uses is always evolving. The Committee discussed that there is a lack of diverse housing. There is a need for workforce housing. The Committee members were asked to review the table and write down and notes or questions they have regarding the uses. The Committee also noted that it is important to connect the neighborhoods to the central business district. Communication should be done with the Planning and Economic Development Board and others to look at the capital budget to allocate and use money from the sidewalk fund to connect some of the residential neighborhoods to the businesses. Stephanie will find out the status of the sidewalk funds.

Committee Reports:

Oak Grove Bottle Cap Lots:

There was a site visit conducted at the Oak Grove site. The town should receive its MEPA certificate by July 28, 2017. Awaiting final approval from DHCD. The goal for this is to get a master developer for the site.

Economic Development Activity Update:

- There is a new store called the Hot Pigeon which opened the end of June.

Member Updates:

- Website matrix was provided by member Peden. He would like input from Stephanie regarding the task accountability associated to each category established at the last meeting.
- The membership list has been updated on website and links are working.
- A brochure was discussed and member Doughty will assist in creating an interactive pdf.

Old Business:

Member Peden communicated that at the last meeting there was discussion about the intent of the various business videos. It is the recommendation that there should be consistency with these with a structure which could include answering a variety of pre-created questions. Mary Becotte is currently assisting with the videos. Stephanie will follow-up with Mary.

Ms. Kendall was asking about the playgrounds which are being built. It was recommended that she attend the DRC meeting and the EFRAC meeting to provide her suggestions. The proposed playground designs will be provided at Celebrate Medway. Stephanie will send the information to Ms. Kendall about these meetings.

Future Agenda Items:

- Put on the Mission and Goals
- Get the packet information out a week before meeting.

Minutes:

The minutes will be tabled until the next meeting.

Adjourn:

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

Respectfully Submitted,

Amy Sutherland
Recording Secretary