

**REGULAR SESSION MEETING MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING** 2019 JUL 12 AM 9:51  
**Tuesday May 21, 2019**

Peter Beal called the meeting to order at 6:10 pm in room 14 at the Town Hall in the presence of: TOWN CLERK  
NORTH READING, MA

**Voting Members:** William Bellavance, Sean Delaney, Peter Beal, and David O'Neil

**Missing:** David Ferreira, Joe Lauria and Andrew Schultz

**Associate Members:** Tom Ollila, Chris Hayden, Michael Prisco

**Staff:** Danielle McKnight – Town Planner, Michael Gilleberto

Mr. Beal opened the meeting at 6:10 pm.

1) Reorganization of Officers

Mr. Gilleberto opens the floor for nominations for chair. Mr. Beal nominates Mr. Delaney, seconded by Mr. Bellavance and voted 4-0 in favor.

Vice Chair: Mr. Delaney nominates Mr. Beal, seconded by Mr. O'Neil and voted 2-0; Mr. Beal nominates Mr. Bellavance, seconded by Mr. O'Neil and voted 2-0. Mr. Delaney reopens nominations. Mr. Bellavance nominates Mr. Beal, seconded by Mr. O'Neil, voted 4-0 in favor.

Clerk: Mr. Beal nominates Mr. Bellavance, Mr. Bellavance nominates Mr. Schultz, seconded by Mr. O'Neil and voted 3-1 in favor.

2) Approval of Minutes of April 2, 2019:

Mr. Beal moved to accept the minutes of April 2, 2019 as written, seconded by Mr. Bellavance and voted 4-0 in favor.

3) 70 Concord Street:

Mr. Gilleberto briefs the EDC on information recently received from DEP. The Town had asked if further site assessment by DEP was possible, and at what cost? The short answer was no, but they would have preliminary discussions with EPA, potentially developing a scope to have it assessed. They would be willing to advocate for some assistance. The Town then asked if we could get access? DEP can't grant us access for assessment, but they advise us to ask our counsel how to go about this. We could go on the site for public safety reasons, but it's less clear if we can do it for this purpose. The Town's tax title attorney was present at our meeting at DEP, but Town Counsel wasn't there, and we will consult with them. We asked if we could test prior to purchasing and deduct costs of that testing from the proceeds of a sale, and the answer was yes. This is encouraging news with regard to what our options are. Regarding

vacating the foreclosure: would DEP consider including this as a condition if we couldn't find a buyer? They responded that there could be further discussion of this as an option. The news is encouraging; where it's challenging is on the economic end. Looking at the other agreements we have been provided (of other towns) our costs are higher. The scope of other agreements is also not the same.

Mr. Prisco asked if the town can't waive our commitment; we'd need to be paid back, correct?

Mr. Gilleberto said it may be there isn't substantial value for us to be paid.

Mr. Prisco said, doesn't the law require the town to recoup the taxes?

Mr. Gilleberto said it depends on the details of a settlement. The property is more than upside down. We'd have a settlement with DEP. There are avenues for us to not need to perfect full payment of the tax value, and we can't get it.

Mr. Delaney said they were discussing a pro rate share of whatever comes in. He thought they needed to involve the legislature; and there was some action they'd need to take to prevent us from collecting all the back taxes.

Mr. Gilleberto will ask for KP to attend our next meeting to advise the EDC.

Mr. Beal asked, in theory they will waive the money owed them now if a new owner cleans up the property?

Mr. Delaney said the property has to be cleaned to a certain level. DEP didn't talk about waiving what's owed them, they talked about recovering a percentage based on the sale price of the land, and splitting the price with the town.

Mr. Gilleberto said there is remediation to be done, and the extent depends on the use. Whatever the profit, we would have a share as well.

Mr. Prisco asked if the building is available for medical marijuana. Mr. Gilleberto said probably not, based on the Ram's being next door. The Town was hearing occasionally from people about medical marijuana until recreational became available.

Mr. Gilleberto said we would look to have Rep. Jones and KP at the next meeting to discuss this.

#### 4) EDC Budget:

Mr. Prisco said this committee should take the lead on marketing wastewater, and start presenting to commercial businesses on Main Street that this is coming. Mr. Delaney said he thinks that's premature. What is the status today?

Mr. Gilleberto said as part of our discussion relative to wastewater, at town meeting last year there was an appropriation for looking in more detail at the cost of bringing wastewater from town line and build system within our borders. We have Wright Pierce looking at model, looking at how system would feed into neighborhoods. We know there are some environmental concerns to be addressed, and we are looking at making the system expandable. We are 90-120 days way from that report being finished and ready for discussion. They are looking at the Main Street topography and looking at Concord Street to see what we can do down there. It is more challenging because not all residents are interested in tying in to the system.

Mr. Delaney asked where we stand with Andover.

Mr. Gilleberto said no pump station location has been identified yet. The Town met with Andover a few weeks ago and we are very focused on water right now but we are continuing looking at wastewater. There have been some delays due to the gas disaster last year. Water has been the priority in terms of Andover because we had to put that permitting in place.

Mr. Beal asked if a design firm had been engaged. Mr. Gilleberto said we are working with Wright Pierce, but they are not at the point yet of drawings. They have to go through a notice of project change to go from MWRA to this, and then we have to do a Final EIR for Andover. That will happen sometime in the fall. Final design funding will need to come to Town Meeting.

Mr. Hayden said looking at design of the system right now, a main line with laterals, we should look at putting in main line all the way down with the connections but not hook up. When individual properties want to hook up, they will pay for it.

Mr. Beal said if they don't put laterals in, wouldn't that be a disaster when everyone ties in?

Mr. Hayden said it would take too long to make all the connections.

Mr. Beal said they should bring the laterals to the property line, but don't tie in.

Mr. Gilleberto said part of the phasing is the financing of it, how far to you bring the line, investment in the construction of it, etc. He will make sure they look at the advantages/disadvantages of how this is done. For Route 28, DOT will eventually repave, and we want to stay ahead of it. We haven't heard yet when it's on the radar.

Mr. Prisco said there was \$20K to commit between now and June 30; he said we should be looking at a park and ride.

Mr. Delaney said he didn't see that as belonging to the EDC.

Mr. Bellavance said we should be talking with owners about tax incentives, wastewater etc. Could we spend some of our money on that? Mr. Delaney asked what we could do to get them in the building.

Mr. Prisco suggested planning a forum, dinner of some sort, event, etc.

Mr. Delaney asked about the status of 102 Lowell Rd. Mr. Prisco said the Town is letting the buildings go up at 104 Lowell, have people start living there, etc., and then put it out to bid. He suggests investing the funds in a real estate consultant, who could also participate as keynote speaker in a forum event relating to sewer.

Mr. Ollila suggests hiring someone to promote things such as a business forum, engage in targeted communication, etc.

Mr. Bellavance said the forum could also include some kind of update from RMLD.

Kitty's was suggested as a possible venue to be held in mid/late September (11, 18 or 25, depending on availability).

Other business:

The next meeting will be June 18, or if we need to meet sooner, June 4.

Ms. McKnight gives a brief update on the town's Master Plan. She will send the draft to the EDC once initial edits are made and the draft is available for public comment.

Warren Pearce arrives for the CPC meeting and speaks about the Heffron property at 66 Winter Street. He says this is the last area available to be developed into a downtown type development. Mr. Heffron wants to leave a legacy, honor his father who passed away. He is open to any kind of plan we'd come up with. The CPC is coming up with a plan to be involved in development of that property. We need some kind of concept to present to the Select Board – possibly put town offices there. The facilities master plan is also looking at a few things, and the possibility of moving town hall is one of them. There is interest from people who own some of the neighboring properties, potentially Stop & Shop in the next 2 years, and also the trailer park.

Mr. Beal - if he sells to private developer, can the CPC require him to put a park or gazebo? Mr. Pearce says no. He says Ipswich River Park had an approved subdivision on it, which put the value way up, and the same with the Hillview, due to approved subdivisions/townhouses, so the Town overpaid. Now we are on the doorstep of a similar situation. He says we could take the blank page and design it.

Mr. Ollila asks if the three buildings discussed were approved or just a concept? Mr. Pearce said a concept.

Mr. Prisco noted that 2.5 acres isn't very big. Mr. Beal said the owner could privately put restrictions for a memorial, etc. even if he sells property.

Mr. O'Neil says this is a great location for office condos; people want to be near there.

Mr. Pearce said there have previously been core groups of people who pushed previous projects. Other towns have done this; they saw an opportunity to create a space that would live on forever. Don't we think a town center is worth more than the \$2m we paid for the Smith property?

Mr. Bellavance moves to adjourn the meeting, seconded by Mr. Beal and voted 4-0 in favor.

The meeting adjourns 7:25 p.m.

5/21/19  
DATE

Danielle McKnight  
DANIELLE MCKNIGHT,  
TOWN PLANNER