

**REGULAR SESSION MEETING MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**Thursday, January 19, 2017**

2017 APR 18 PM 1:43

**EDC Vice Chairman David Ferreira called the meeting to order at 6:04 pm in room 14 at the Town Hall in the presence of:**

TOWN CLERK  
NORTH READING, MA

**Voting Members:** William Bellavance, Sean Delaney, David Ferreira, Peter Beal, Richard Wallner, and Michael Prisco,

**Missing:** Joseph Lauria

**Associate Members:** Chris Hayden, Jeff Yull

**Non-Members:** Michael Gilberto – Town Planner and Francis DeCoste – TRA

**Vice Chairman David Ferreira opened the meeting at 6:04 pm.**

- 1.) Mr. Ferreira open the meeting starting with continuing our discussions on the 102 Lowell Road RFP.
  - a. Mr. Delaney asked for a brief overview on what the request that was made by the Board of Selectmen.
    - i. Mr. Prisco explained that the majority of the BOS was not in favor of the recommendation to
  - b. Mr. Bellavance stated that this board should stay in our
  - c. Mr. Bellavance suggested that we change the wording in the summary paragraph from allowing for a "mix of uses" to "mixed use". Mr. Beal was in agreement
  - d. Mr. DeCoste explained that using the language of "preference for commercial uses" gives him the ability to emphasize that the Town wants a commercial option to consider. It will also give him the ability to keep them committed to making an offer about the market appraisal.
- 2.) Mr. Delaney motioned to reject the language in the draft for Lot 102 Lowell Road; motioned seconded by Mr. Bellavance
  - a. Mr. Gilberto suggested that we could consider sending out a Request for Information (RFI). Mr. DeCoste replied that he didn't think this process will bring what we are looking for.

Voted by:

Mr. Ferriera	AYE
Mr. Prisco	AYE
Mr. Bellavance	AYE
Mr. Beal	AYE
Mr. Wallner	NO
Mr. Delaney	AYE

Mr. Lauria absent

MOTION CARRIED (5-1-0)

- 3.) Mr. Bellavance motioned that the EDC place a restriction in the RFP for allowed uses/special permit within the Industrial Office zone and add a table of "Allowed Uses".  
Seconded by: Mr. Delaney

Voted by:

Mr. Ferriera	AYE
Mr. Prisco	AYE
Mr. Bellavance	AYE
Mr. Beal	AYE
Mr. Wallner	NO
Mr. Delaney	AYE

Mr. Lauria absent

MOTION CARRIED (5-1-0)

- 4.) Mr. Delaney motioned to request Code Enforcement Officer to determine if he would allow retail space under 50,000sqft. If not, grant permission for ZBA to grant a variance. If either approach works then we must go to June Town Meeting to get zoning changed.

Voted by:

Mr. Ferriera	AYE
Mr. Prisco	AYE
Mr. Bellavance	AYE
Mr. Beal	AYE
Mr. Wallner	AYE
Mr. Delaney	AYE

Mr. Lauria absent

UNANIMOUS (6-0-0)

- 5.) Mr. DeCoste took the action to incorporate the language voted by the majority of the EDC into the final draft of the RFP for BOS and CPC review.

- 6.) Mr. Prisco discussed upcoming dates for the EDC:

- a. Next EDC meeting January 30, 2017 at 6:00pm – which will be a joint meeting with the BOS and CPC.

#### 7.) ADJOURNMENT

Mr. Wallner motioned to adjourn the meeting

Seconded by: Mr. Beal

Voted by:	Mr. Ferriera	AYE
	Mr. Prisco	AYE
	Mr. Bellavance	AYE

Mr. Beal  
Mr. Wallner  
Mr. Lauria

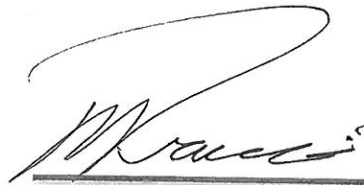
AYE  
AYE  
AYE

UNANIMOUS (6-0-0)  
ADJOURN 7:40 pm

4/12/2017

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DATE

A handwritten signature in black ink, appearing to read "M Prisco", written over a horizontal line.

MICHAEL PRISCO, CLERK