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**REGULAR SESSION MEETING MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**Thursday, January 12, 2017**

**EDC Chairman Joseph Lauria called the meeting to order at 6:09 pm in room 5 at the Town Hall in the presence of:**

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

**Missing:** Sean Delaney

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

**Non-Members:** Danielle McKnight – Town Planner and Francis DeCoste – TRA

**Chairman Joseph Lauria opened the meeting at 6:09 pm.**

- 1.) Mr. Lauria open the meeting starting with the first course of business; to discuss 102 Lowell Road RFP.
  - a. Mrs. McKnight distributed hard copies of the draft RFP to all in attendance
  - b. Mrs. McKnight gave an overview on the proposed re-zoning amendment for 102 & 104 Lowell Road.
  - c. There was a discussion on whether or not the EDC members want to place a restriction to Commercial Property only.
    - i. Mr. Wallner was against that idea. He would like to leave it open just like we did with 104 Lowell Road
  - d. Mr. Bellavance asked if there is a restriction on Pulte from selling the property
    - i. Mr. DeCoste explained that there would be a deed restriction that the property if sold would need to stay "age restricted" 55 age and over.
- 2.) Mr. Bellavance motioned that the EDC should place a restriction for allowed uses/special permit within the Industrial Office zone in the 102 Lowell Road RFP. Seconded by: Mr. Beal
  - a. Mr. Wallner stated that when we did 104 Lowell Road RFP we didn't place a restriction and we ended up getting \$30M. Why would we want to take that option away that granted us so much?
  - b. Mr. DeCoste stated that the language in the 102 Lowell Road RFP would need to be stated clearly that we have 450 units going in next door to this property to build up an incentives for more bids.
    - i. We should add a table of "Allowed Uses"

Voted by:

Mr. Ferreira	AYE
Mr. Prisco	AYE
Mr. Bellavance	AYE

Mr. Beal	AYE
Mr. Wallner	NO
Mr. Ferreira	AYE

Mr. Delaney absent  
MOTION CARRIED (5-1-0)

- 3.) Mr. DeCoste gave a brief overview on the results of our first meeting with Pulte Homes
- a. We provided a detail schedule on what needs to take place to get a signed P&S by a March Special Town Meeting (STM)
  - b. We discussed STM; stating the proposed dates are currently Sat – Mar 11<sup>th</sup>, or Mon – Mar 13<sup>th</sup>.
  - c. Increasing parking to a 2 to 1 parking ratio.
  - d. Community Outreach
  - e. Permitting Process
  - f. Water and Utilities

- 4.) Ms. McKnight discussed upcoming dates for the EDC:

- a. Next EDC meeting January 19, 2017 from 6pm to 8pm

5.) ADJOURNMENT

Mr. Wallner motioned to adjourn the meeting

Seconded by: Mr. Beal

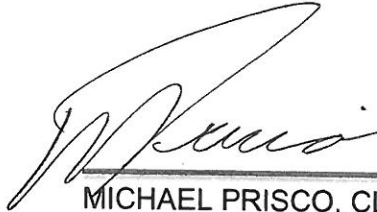
Voted by:	Mr. Ferreira	AYE
	Mr. Prisco	AYE
	Mr. Bellavance	AYE
	Mr. Beal	AYE
	Mr. Wallner	AYE
	Mr. Lauria	AYE

UNANIMOUS (6-0-0)

ADJOURN 8:10 pm

4/12/2017

DATE



MICHAEL PRISCO, CLERK