



Economic Development Committee Minutes

May 3, 2024

12:15 PM

These are the minutes of the EDC meeting of 5/3/24, held virtually via Zoom.

Called to Order: 12:15 pm

EDC Members Present: Catherine Usoff, Patty Sutherland, Shirley Ming, David Cote, Dan Malloy, Sharon Tchon Gruet, Ann Chang, Greg Jarboe

EDC Members Absent: James Fuccione, Michael Carpenter

Also present: Julie Pierce, Fran Arsenault

Public Participation: Shivani Shah

Preliminaries

Call the Roll – attendance is noted above.

I. Regular Business

Review of meeting minutes from previous meeting, April 19, 2024

- Accepted with all EDC members in attendance.

II. Old Business

Review plan for Articles 13 – 16 at town meeting

III. New/Special Business

2024 Town meeting Warrant

Consider positions on articles 10 – 12

Greg mentioned that the finance committee has no set plan to amend any of the articles. The committee plans to meet right before the town meeting, however, and it is possible they could vote to propose an amendment at that time.

Article 10: Amend Zoning By law – Vehicle Sales, Rentals

By requiring a special permit for new vehicle sales and rental businesses, the town will have additional oversight on the locations of the business. This applies to Route 2A/Great Road. In the Powdermill area, no new vehicle sales or rental businesses will be allowed. Businesses that already exist will be allowed to continue operating.

There was discussion that the article is not necessarily keeping the businesses out, but does have additional scrutiny on any new dealership opening. Also related was discussion of traffic impact and the fact EDC should advocate for all sizes of businesses, small, medium, and large. The Finance Committee voted to recommend Article 10 after the printed warrant was finalized. This is why it says that they “deferred” in the warrant that was mailed out.

For the motion regarding EDC recommending article 10, the votes are as follows:

- Yes: Ann, Dave, Dan, Patty, Catherine
- No:
- Abstain: Shirley

For the motion regarding EDC recommending article 11, the votes are as follows:

Yes: Ann, Dave, Dan, Shirley, Patty, Catherine

Finance committee has voted to ask for the article 12 to be postponed until fall. The reasoning from the finance committee is more impact study for the capacity of the school, water, and sewer, while select board disagreed as current school enrollment has been declining. Sharon mentioned water district is not taking a position on this article.

For the motion regarding EDC recommending article 12, the votes are as follows:

Yes: Ann, Dave, Dan, Shirley, Patty, Catherine

Support for Article 13 was voted in previous meeting and passed.

Catherine commented that article 11 to 13 creates a coherent plan for future town development and zoning change is the first step toward making way for future development. It will be years before actual development takes place.

Catherine mentioned that article 1-8 will be voted on Monday and remaining items will be voted on Tuesday.

EDC Plans for town meeting

Article 10:

- Greg will add to his prepared statement for the town meeting to add EDC support.

Catherine would like to speak in favor of article 11 to 13 as a coherent plan, but would need to check with moderator on order.

Article 13:

- Patty will speak in favor on behalf of EDC.

Article 14:

- Sharon will speak in favor on behalf of EDC.

Article 15:

- Catherine will present in favor on behalf of EDC.

Article 16:

- Dan will speak against on behalf of EDC.
- EDC does not intend to propose any amendments to this article. There will likely be two amendments proposed regarding the implementation timeline.

There was also discussion of how to do future recruitment of new EDC members with three members not renewing their terms or resigning during summer of 2024.

IV. Update from Economic Development Director - Julie Pierce

Ask for participation

- May 10th 5pm Ribbon Cutting & Grand Opening for Marzae Wine 55 Knox Trail #407
- June 8, 1:00 PM Ribbon Cutting & Celebration of New Location for Huntington Learning center

Other Economic Development – EDC Member Updates:

None.

Next Steps and Action Items

- Next meeting on June 14 in person.

The meeting adjourned at 1:28 pm.

For more information about the Economic Development Committee, please send email to
EDC@actonma.gov