

Town of Lakeville
Economic Development Committee
Tuesday, February 5, 2013 7:00 PM

On February 5, 2013, the Economic Development Committee held a meeting at 7:00 PM at the Town Office Building. The Meeting was called to order by Selectman Derek Maksy at 7:00 PM. Members present: Lorraine Carboni, Derek Maksy, Emery Orrall and Robert Chestnut. Also present: Christine Weston, Recording Secretary, and Rita Garbitt, Town Administrator. No one was recording the meeting.

Appoint Chairman of the Committee

Ms. Garbitt noted that the first act of business of the Committee was to appoint a Chairman.

Upon a motion made by Mr. Orrall; seconded by Mr. Chestnut, it was:

VOTED: To appoint Lorraine Carboni as Chair of the Economic Development Committee.
Unanimous in favor.

Upon a motion made by Mr. Maksy; with Chair Carboni stepping down to second and stepping back up to vote, it was:

VOTED: To appoint Emery Orrall as Vice-Chairman.
Unanimous in favor.

Review Charge of Committee

Committee members discussed the Town and its needs, such as additional revenue, and the fact that the public needs to know why businesses are more beneficial to the Town, and not residential development. The Lakeville Development Corporation (LDC) was a committee that had been in place for a number of years and their charge had been to develop the Industrial Park. This has been accomplished, so a new committee needed to be established to help establish business in Town. The Economic Development Committee (EDC) would advise the Selectmen, Finance Committee, Planning Board and other land-use regulatory and advisory committees on matters related to economic development. Also, to support, promote, encourage and advocate projects that expand the Town's commercial tax base in a manner that strengthens the local economy and diversifies the tax base consistent with the character of the community. The EDC should have discussions with local businesses to find out what the area could do to support them, and to find out what their plans are for the next five (5) years. Ms. Garbitt stated that it would be beneficial for the EDC to look at the Town's zoning maps and to review the Town's Master Plan. It was noted that there are still a few lots on Commercial Drive available for business. However, due to the requirements of Natural Heritage, the parcels are somewhat smaller. The Lakeville Hospital site is zoned Business with a Mixed Use Overlay. Chair Carboni asked that the EDC be provided a list of all available properties and their lot sizes. Ms. Garbitt noted that SRPEDD and the Regional Economic Strategy Committee can assist the EDC also. The Regional Economic Strategy Committee reaches out around the State, and helps to bring businesses in by promoting the Town. It would be beneficial if someone on the EDC could attend the meetings and bring back the information that is provided.

A suggestion was made for the EDC to work with National Development to see what can be done to develop the former Lakeville Hospital Property. National may not be aware that they have 43D Expedited Permitting available to them now. Ms. Garbitt spoke about Gene Bartlett's property off of Bedford Street, which is close to the highway and railroad. Also, the property south of Tamarack Liquors to Crooked Lane is zoned Industrial. Don Sullivan from SRPEDD can meet with the EDC and give a presentation about SRPEDD and provide information about the District Local Technical Assistance Program (DLTA). Ms. Garbitt stated that she had applied for DLTA funds last year to have an Inclusionary Zoning By-Law done for the Town. This would help in the event that a developer wants to come in and build affordable units. They could have an increased density and put other land aside or put money towards the Town's Affordable Housing Trust. Sandra Conaty, Planner at SRPEDD, can be helpful with advancing regional partnerships, and planning ahead for growth and housing. There is a self-assessment for the Town to do and the deadline to apply for the money is February 28th.

Ms. Garbitt stated that as part of South Coast Rail, every community along the route had to identify Priority Development Areas (PDAs) and Priority Protection Areas (PPAs). This was done five (5) years ago, and it is now time to do a five (5) year update. Basically, the priorities are the same now as they had been in 2008. Ms. Garbitt explained that part of what the Master Plan Implementation Committee (MPIC) has been doing was to look at other properties in the Town that could be rezoned for Business use. An area that has been looked at for rezoning rezoned is the area on Bedford Street from Ocean Spray down to Rousseau's. Discussion then took place regarding the work that the MPIC has been doing since 2005, specifically properties along Route 18. There seems to be a lot of support by those who own property in that area to have it rezoned. Chair Carboni stated that it would be helpful to know the areas that are zoned Business and what types of businesses can locate there. Ms. Garbitt stated that she will provide copies of the Zoning Bylaw to the EDC. Mr. Maksy stated that the area where they plan to make modifications to the Middleborough Rotary should also be clearly identified.

Ms. Garbitt stated that several years ago, the Town was heading towards being 20% Business, so that the homeowners would be carrying 80% of the tax burden. At this time, the Business percentage is approximately 14%-15%. The tax rate should not be split until the percentage of Business reaches 20%. The EDC should promote the benefits of relocating a business to Lakeville, such as low utility rates. Mr. Orrall stated that he would make a list of all the benefits that Lakeville has. Ms. Garbitt stated that she will provide smaller zoning maps for the committee to refer to.

Distribute Handbook from DHCD

Ms. Garbitt distributed copies of the Department of Housing and Community Development handbook. Chair Carboni asked about contacting other communities regarding how their EDC's work for their Towns. Robert Saquet and Jack Lucas of the Middleborough Business & Industry Committee will be contacted. The EDC should also find out what the difficulties are for those who have a business presently in Town, and what they would like to see that would improve their business. Discussion took place on the bidding process and the need to keep it competitive for local contractors. Other discussion took place about Tax Incremental Financing options for when a new business enters the Town. Ms. Garbitt stated that there is an overlay along Ocean Spray's property which allows for hotels.

Mr. Maksy stated that some members of the EDC should attend the Planning Board meeting regarding the 31 parcels that are slated to be rezoned. The public hearing is scheduled for March 19th. The rezoning is all part of the initiatives of the Master Plan, and it needs to be clearly explained for residents to understand why it is being done and the importance of it.

A list was made of the Action Items that need to take place before the next meeting of the committee;

- List of existing businesses (Assessor's Office, Town Clerk-Business Certificates)
- Zoning Plan Map
- Zoning Laws/By-Laws for the Committee
- Fill the vacant seats on the Committee

Discuss Scheduling a Meeting with Don Sullivan from SRPEDD

Chair Carboni stated that she will contact Don Sullivan of SRPEDD to give a presentation to the EDC. The members of the EDC should read the Open Space Plan and Master Plan to become familiar with the plans of the Town. Mr. Orrall mentioned a pamphlet that had been out several years ago promoting Lakeville and suggested that the Town put out another one again. He will bring in the one he has for reference. Chair Carboni discussed "one-stop" shopping, which would be beneficial for those looking for information about the Town.

Chair Carboni mentioned that she had been talking with Representative Keiko Orrall regarding streamlining events that take place in Town. It would be beneficial to put together a calendar of events coming up in Town, and to contact local businesses so that they are also aware of what might be taking place in and around the community that would also help promote their business and allow for them to participate. Another avenue is having a list on the Town's website of the various businesses in Town and a link to connect to them.

Schedule next Meeting

The next meeting of the Committee was scheduled for March 5, 2013 at 6:30 PM. The Building Commissioner will be invited to attend.

New Business

Upon a motion was made by Mr. Orrall; seconded by Mr. Chestnut it was:

VOTED: To designate Derek Maksy to the Project Review Committee as the EDC representative.

Unanimous in favor.

Adjournment

Upon a motion made by Mr. Orrall; seconded by Mr. Maksy it was:

VOTED: To adjourn the meeting at 9:15 PM.

Unanimous in favor.