

**Town of Lakeville
Economic Development Committee
Tuesday, March 5, 2013
7:00 PM – Town Offices – Conference Room**

On March 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 Lorraine Carboni at 7:01 PM. Members present: Lorraine Carboni, Emery Orrall, Robert Chestnut, Robert Iafrate and Jessica Bradley. Derek Maksy was absent. Also present: Christine Weston, Recording Secretary, and Rita Garbitt, Town Administrator. No one was recording the Meeting this evening

Re-vote Appointment of Chairman

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

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

Upon a motion made by Mr. Iafrate; seconded by Mrs. Bradley it was:

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

Introduce new Member Jessica Bradley

Jessica Bradley was introduced to the Committee by Ms. Garbitt.

Approve Meeting Minutes from February 5, 2013

The Meeting Minutes were briefly reviewed by the Committee. Ms. Garbitt pointed out a correction regarding Don Sullivan's position at SRPEDD.

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

VOTED: To approve the Meeting Minutes of February 5, 2013 as amended.
In favor 3, Abstain 2 (Mr. Iafrate and Ms. Bradley), Against 0, Absent 1

Review Amended Charge of Committee

Ms. Carboni stated that the Selectmen reviewed the Charge of the Committee at their last Meeting and made some modifications. Discussion took place regarding the amended Charge. It was noted that Don Sullivan from SRPEDD had indicated that the Charge had an aggressive list, so he suggested to maybe take the time to review the list and check off three (3) items that the Committee would want to target first. Then the Committee could present them to him at the next meeting.

The Committee decided to concentrate at this time on:

- #1- To identify changing economic trends and development resources available to town boards and commissions.
- #5- To advocate for state and federal legislation and regulations that advance economic development in Lakeville.
- #6- To work with staff to obtain state and federal grants to further the economic development strategy.
- #7- To support and encourage new business seeking to locate in Lakeville and existing businesses seeking to remain or expand in Lakeville.

The above four (4) goals will be discussed with Mr. Sullivan at the next meeting.

Planning Board Hearing

It was noted that the Planning Board Hearing is scheduled for March 9, 2013 at 7:30 PM for the Rezoning Warrant Article. It is important that as many members of the Committee can attend as possible.

Old Business

Ms. Garbitt updated the Committee regarding her conversation with Don Sullivan relative to the Charge for the Committee. He said that without a Town Planner and staff it will be difficult to achieve all of the goals. Ms Garbitt has applied for funding from the District Local Technical Assistance (DLTA) Program through SRPEDD to have an economic development self-assessment to assess economic development opportunities within Lakeville and to develop implementation strategies based on recommendations. The Town has received (DLTA) grant money for the past two (2) years. Last year the Town was able to update their Housing Production Plan, and this year they were able to proceed with the 43D Expedited Permitting Process for the former Lakeville Hospital site.

Chairman Carboni stated that the Committee has been provided with a list of existing businesses in their packets. The list has been made available by the Assessor's Office and is a more extensive list than what the Town Clerk has since a lot of businesses are not incorporated, thus they do not have to report to the Town Clerk to obtain a certificate. Ms. Garbitt will forward the list to the Committee Members by email.

Mr. Orrall stated that he had found a website; Lakeville ma.org. It is a commercial website where businesses can list on it for free. He suggested calling the businesses in Town to see if they want to be listed on the site. Chairman Carboni asked Mr. Orrall to first look into the site to see who is behind it, and if there is a someone that could be a resource to the Committee and possibly meet with the Committee. This is the type of resource that she was hoping to make available to people and other businesses regarding what the Town has to offer. Mr. Chestnut suggested having a link from the Town's website to this site, once the website's credentials have been discovered. Mr. Orrall will look into it.

Chairman Carboni stated that SRPEDD has a lot of good resources. Any projects that involve a lot of acreage, they help work on the open space plan. They also provide time (40 hours total) for the Planning Board and Board of Selectmen in order to help with any projects, bylaws, etc. Chairman Carboni stated that she would like to speak with Senator Rodrigues to find out what other

organizations are out there that can assist the Committee in their endeavors. It was further noted that the Committee met all action items as listed in the minutes of the last meeting.

New Business

At this time Bob Iafrate explained the map that he had made regarding the re-zoning proposal for Route 18 that the Planning Board was holding a hearing on. The Master Plan Implementation Committee had been working on this proposal in order to expand the business zone in Town. It is hoped to change all the yellow areas to business. When this is done, it will allow for many more businesses to come into Town. The Town also does not want to have spot zoning. It is much cleaner to have an area of decent size. Mr. Iafrate noted that the small yellow area in the Industrial Park will change to a green area (industrial) since it has cranberry bogs. There are other housekeeping items such as the area where Kindercare and Middleboro Pediatrics is, which needs to be changed to green. Then where the set of lights are near Rousseaus Camper Sales, is hoped to be changed to business in order to promote development there. The neighbors in this area want to be included in the zoning change, since they hope to sell their homes. In total there are 31 parcels that will go before Town Meeting for zoning changes. If successful at Town Meeting, then the Committee could go out and find businesses to come into these areas. There are checks and balances in place for what types of business can come in and how they would have to build, so the Town can control some of the development on the site. Even areas with wetlands have the Stormwater Bylaw to protect them from not developing correctly. Mr. Iafrate was then excused from the meeting at 8:11 PM. Further discussion took place about the parcels and the rezoning, etc.

Any other business that may properly come before the meeting

Discussion took place regarding the Regional Economic Strategy Committee (RESC) which Mr. Gary Mansfield had been attending on behalf of the Town. They meet about every other month at SRPEDD, typically on Tuesdays at 3 PM. Chairman Carboni stated that she would like to attend the meetings and be the Representative for the Committee. Mr. Chestnut offered to be the alternate and Ms. Bradley will also be an alternate. Ms. Garbitt will find out who is the appointing authority.

Ms. Garbitt distributed the information from South Coast Rail regarding Priority Development Areas (PDAs) and Priority Protection Areas (PPAs). She explained that five (5) years ago all communities were required (Governor's Executive Order 525) to rank their areas of development and protection along the proposed rail line and current rail line. Towns were to rank them accordingly; PDA (Priority Development Area) or PPA (Priority Protective Area). The Towns are now being asked to reassess what they had ranked five (5) years ago to determine if the Towns still feel the same way about those areas. Tomorrow Mr. Zienkiewicz, Ms. Grubb, Mr. Iafrate, Ms. Yeatts (Part Time Planner/Conservation Agent) and the Town Administrator will attend a meeting at SRPEDD in order to work on this update. Once it has been reviewed, there will be a public workshop to gather input from the public as well as Town Boards and developers. It will be important to have the Committee's input on this as well. Chairman Carboni asked to add PPAs and PDAs to the next agenda for further discussion.

Schedule next Meeting

The next meeting of the Committee was scheduled for Tuesday, April 2, 2013 at 6:30 PM. At that time the Town Elections will have taken place, and Mr. Maksy will no longer be a Selectmen. The Committee will request that he be appointed as an at-large member.

Action Items:

- Attend Planning Board meeting March 9, 2013, 7:30 PM regarding parcels to be rezoned.
- The Committee will review and become familiar with the Zoning Bylaws and make blanket list of ideas.
- Ms. Garbitt will contact Don Sullivan to see if he can attend the April 2nd meeting and provide a presentation
- Mr. Orrall will find out information about the Lakeville website and listing businesses on it.

Adjournment

A motion was made by Mr. Orrall; seconded by Mr. Chestnut and it was:

VOTED: To adjourn the meeting at 9:01 PM.
 Unanimous in favor