

**Town of Lakeville
Economic Advisory Committee
Tuesday, September 2, 2014
6:30 PM – Town Office Building**

On September 2, 2014, the Economic Advisory Committee held a meeting at 6:30 PM at the Town Office Building. The meeting was called to order by Chairman Burke at 6:30 PM. Members present: Aaron Burke, Sandy Martini-Gamache, John Olivieri, Laurie Driscoll, and Associate Member Timothy Fletcher. Lorraine Carboni and Robert Chestnut were absent. Also present: Rita Garbitt, Town Administrator and Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

Timothy Fletcher introduced himself to the Committee. He is an Environmental Energy Consultant.

Approve Meeting Minutes for August 5, 2014

Upon a motion made by Mr. Olivieri and seconded by Ms. Martini-Gamache, it was

VOTED: To approve the Meeting Minutes for September 2, 2014 as presented.
In favor: 4, Absent 2, Against 0

Discussion regarding EDC goals

Chairman Burke explained that the Committee recently reorganized to focus more on Economic Development as opposed to Community Development and should try to come up with two (2) to three (3) goals regarding that. What the Committee would like to see happen moving forward should be discussed. Ms. Driscoll stated that the Committee should make a list of the identified available business space in town and what and where there are buildings for sale or available for lease. Once that list is compiled, then the Committee would know what is available. Then the results of the surveys could be used to determine what types of businesses might be a good potential fit for those open spaces. Next the Committee could work with the Chamber of Commerce, and maybe have a Locating/Relocating in Lakeville workshop for people that may want to relocate or start a business in town. This can also include Middleborough, to see if there is any interest. The Town needs to utilize the Chamber more if possible, and Valerie Glynn, President and CEO, would be open to that. Then the Committee could branch off from there and have the resource panel at the Library. Maybe we could include those individuals that have available space to answer questions for people about the rents/prices that the property owners are looking for regarding leasing or purchasing.

Another suggestion is to ask the brokers or the property owners to attend a meeting to see how the properties are being presented for space. Buddy Rocha might be able to come to the Chamber meeting, since he has a lot of information about available space and businesses. Ms. Garbitt stated that there is a partial list of the vacant business space in Town which was started by Jim Marot. Mr. Olivieri stated that the primary goal should be the Lakeville Hospital site. Once that property is filled and developed, it would really help the town from a financial standpoint. Chairman Burke asked if the Committee should make sure that there are municipal services available at the sites initially, and what they are if any. Also, look into extending the

sewer line from Bridge Street down Route 105, which would be a huge benefit to that area. It seems that the political climate now is much different than what it was previously. The Town of Middleborough may also be in a position to expand their sewer line, therefore, maybe the goal of developing the Lakeville Hospital site could include that. Mr. Olivieri stated that potential developers could be asked what they want, or what they will need, in order to develop. Chairman Burke added that knowing what the threshold of costs may be is another factor: \$5,000 versus \$25,000. There are relative costs that the Town does not have the answers to. So how far down the road does the Committee want to go?

Mr. Olivieri suggested identifying some areas and find out what we can do, since this Committee doesn't set policy. Chairman Burke stated that he would bring the matter to the Selectmen and let them know what the Committee would like to do, and then see if the Selectmen will approve this Committee to move forward with it. There was a brief discussion regarding the State owned property on Bridge Street. Mr. Olivieri suggested that the Committee should map out something now and say that this is the focus. Chairman Burke stated that it should be a goal for Lakeville, and then discussed with the Selectmen about what the Committee would like to do. Ms. Garbitt stated that about six (6) years ago Middleborough did not have available sewer capacity, however, they are now doing a multi-million dollar upgrade to their system. Chairman Burke stated that they might only extend the line if Lakeville pays for the costs. Also, it may be that the only way the Town can pay for it is through a debt exclusion. Ms. Garbitt mentioned that Mr. Rocha might know what infrastructure grants available. Mr. Olivieri stated that if the sewer extension does not take place, finding out what other things that the property owners need for support would be beneficial. Chairman Burke stated that if a plan is made, and it is a legitimate, reasonable plan, you get there eventually. You just keep working towards it, even if the short term answer is no. Such as Mr. Olivieri's idea of creating a priority zone for municipal services, and zoning it as such, then bringing everyone that would have a stake in the development of that area on board such as: real estate agents, property owners, etc. The Committee could send a letter to the people in the area, as was done with the people who lived on the street about extending the water line. Chairman Burke stated that he could even rework the letter that had been sent to the people about the water line. Ms. Garbitt noted that the area begins at the auto repair garage across the street for Starr Market to the Lakeville Hospital. There might be 80 people that the letter would need to be sent to. A meeting could take place at the Council of Aging. Mr. Olivieri stated that the Library should be the primary meeting area. If it is not available, then the COA.

Ms. Driscoll asked if the Committee should or has the time to get brokers and/or realtors in place for the November meeting of the Committee. Chairman Burke stated that it would be beneficial if Mr. Chestnut was present, since he could probably generate a list of property business openings in town. Then he could put a letter together to invite them. Mr. Olivieri stated that the Committee could reach out to the brokers, and also send a letter to the property owners that the Committee is looking to have a priority zone to let them know that the Committee is looking at potential changes such as infrastructure and zoning. That will get people interested. Chairman Burke added that the Committee could also reach out to National Development. Ms. Garbitt mentioned that she does not think that Sherry Clancy is with National Development any longer, however, she knows the President and will reach out to him. Chairman Burke stated that maybe reaching out to them and letting them know that the Town is contemplating extending municipal services past that property and would like to change the zoning, might arouse them and get them

involved in the conversation about what their intentions are with the parcel. Then they could be asked how they would like to see the area zoned.

Ms. Driscoll asked if the Committee would like her to email Mr. Chestnut to see if he can print out the property lists and the brokers on the properties. Then Mr. Chestnut could allow the brokers three (3) week's notice of the date of the meeting. Then the Committee could get some feedback, even if there are only five (5) people present. The Committee can always deviate back to the surveys to make sure that this is a fit. Ms. Martini-Gamache suggested adding a paragraph to the letter that Mr. Chestnut would send out, rather than having two (2) letters sent out and having people attend two (2) meetings, to combine them instead. Chairman Burke stated that at the October meeting of the Committee, it would be discussed with those that have property in Lakeville to sell or rent, what they would like to see the Town do, if anything, to try and help them sell or rent their property. Ms. Driscoll stated that she would also want to know what trouble they are having trying to rent or sell their property. Chairman Burke stated that the meeting in November would be targeted to people that live in the Economic Priority Zone. Ms. Driscoll stated that maybe the Chamber of Commerce could be involved then by January.

Update from Lorraine Carboni regarding zoning research with Sylvester Zienkiewicz

Ms. Garbitt stated that Ms. Carboni was unable to attend the meeting this evening, since she was attending her daughter's first College Soccer Game in Framingham. Ms. Carboni and Mr. Zienkiewicz will be meeting next week regarding the research that they will be doing on zoning.

Update from Lorraine Carboni on the website for the Economic Development Committee

Ms. Garbitt stated Lorraine Carboni will have a report at the next meeting.

Old Business – Update on Business Surveys received

Chairman Burke stated that he has the report on the business surveys. Ms. Hollenbeck has compiled it from Survey Monkey. Only four (4) surveys have come in by hand, three (3) from online. Most likely, by the next meeting, the Committee will have all that it is going to receive. The surveys went out July 22, 2014. The results will be discussed once all the surveys are received. It is important to note that just because a smaller number of surveys were received, it does not mean that the information is not helpful. There is value in getting information even if the number coming in is not a lot. The Planning Board seems receptive, and so are the property owners who would still like their property rezoned. There will be hearings beginning on September 8th. The owner across from Joe's Gas, and her neighbor, Roger Harris will be showing up. The Town needs to hire an engineer to redesign Route 79 and have it done according to the specifications that DOT wants, however, the Town might not want to, since it would involve sidewalks on both sides, expanding the corner at Route 79 and Route 18, where the abandoned house is, to have a right turn only lane, and expanding the site line. If the zoning was changed, and the State is taking the corner in order to expand the road, it might allow that corner an opportunity to be developed into something. Or the Town could ask for a waiver of the sidewalk requirement, due to the fact that it is an undue burden on the Town and the home owners on that street. There is an opportunity with the redesign of that road, which would be nice.

Ms. Driscoll asked that when she emails Mr. Chestnut, should she have him say anything in particular or to just reach out to the realtors/brokers that they are being invited to meet in October. Chairman Burke stated that he should include what are the challenges they are being faced with and what the Town can do to help.

Schedule next meeting.

The next meeting was scheduled for Tuesday, October, 7, 2014 at 6:30 PM. (at either Library or COA)

Adjournment

Upon a motion made by Mr. Olivieri and seconded by Ms. Martini-Gamache it was,

VOTED: To adjourn the Economic Advisory Committee meeting at 7:32 PM.
Unanimous in favor.