

**Economic Development Committee**  
**November 18, 2015**  
**Town Hall**  
**Selectmen's Meeting Room**  
**7:00 PM**

**Committee Members in attendance:**

Lorraine Brue, Mark Grebbin, Sr., Daniel Krantz, Michael Saegh, Mike Stanton, Dave Feldman, Stephen Coote

**Committee Members absent:**

Tim Kenneally, Tom Murphy, Kurt Yeghian

**Staff in attendance:**

William Casbarra

The meeting was called to order at 7:00 p.m.

**Discussion:**

Sub-Committee Reports

Lorraine Brue opened the meeting asking for reports from the subcommittees.

-Finance Committee

Ms. Brue stated that this committee met with Bill Keegan and Randy Scollins to discuss what could directly or indirectly benefit the finances. Opinions included growth in hotel and motel tax; and solar revenue stream (hoping that would start in 2017). The Economic Development Fund presently has \$24,000 available. TIFF is related to large developments, such as a large employer having a large impact on economic development.

The sale of the fire station and obtaining more liquor licenses was also discussed.

Additionally, revenue from signage could potentially support the water department and free up cash.

Bill Casbarra said at the last meeting with MAPC, he and Lorraine Brue talked with presenter Steve Winter and there is an opportunity for funding from grant source (DLTA) and planning for metro future assistance. There is currently modest funding from grants, but more could be made available.

Foxborough has not yet submitted applications, but Bill Keegan would only need to write a letter.

EDC as a committee would need to set priority as to where the grant money would go. The funding source does not want to give the EDC guidelines; they will want a specific funding request or a certain targeted area which will be studied. Applications need to be in by December 15.

This had been addressed with Mr. Keegan, and he is agreeable to submit a letter for a funding request.

MAPC could be the "consultants" for the project. Mr. Casbarra noted that one grant is available January 1 and one is available July 1.

Dan Krantz asked about specifics – i.e. infrastructure, transportation; does MAPC have the bandwidth to do any and all of those topics.

Lorraine Brue said that MAPC will be giving a presentation to the Planning Board on December 3.

*(\*\*NOTE this meeting has been changed to December 17)*

Dave Feldman noted that if everyone focused on downtown, there are a lot of business and a lot of absentee landlords; He stated to both Bill Keegan and Randy Scollins that there needs to be some form of incentive for these owners, i.e. something worthwhile to make an investment in their property.

Bill Casbarra has a list property with landowners within 50 feet of Town Common.

Mike Saegh noted that Dedham started the development of downtown with lights, trees and sidewalk work.

Lorraine Brue stated that at a Joint Meeting with Boards of Water and Sewer, Selectmen, Planning and Health, there was a lot of discussion for the need of a Master Sewer Plan. Dave Feldman said that Roger Hill was working on that piece.

Stephen Coote asked if a specific timeframe would come into play; would there be time to come in and do a study, as the detailed plan completed with Rte. 1.

Dave Feldman believes the basis is not for them to do ground work, and that the Master Sewer Plan has the need for engineers, not just maps.

Dan Krantz asked for confirmation that there was a comprehensive wastewater report done about 10 years ago. Mike Stanton said there was, but he has no faith in that document.

Dave asked if Roger Hill could be contacted and find out where he is with RFP or if he needs help.

Letters already sent to the owners of backlots of the town center to find out if they are interested in connecting to sewer.

Dave Feldman said that some parts of the recommendations that EDC has to make include a technical assistance grant which may be the vehicle to get to the point needed in order to determine what needs to be done for master sewer plan. There would be indirect costs which would need to come from indirect funding sources or go to Town Meeting for funds. If the committee can get an independent study with facts and figures, they would have more credibility with residents.

Mike Saegh asked about the upcoming auction and if there will be documents regarding the sewer issue at the auction. Dave Feldman stated that they are not at a point to say size or number for sewer connections.

Bill Casbarra stated that the buildings that will be up for auction need to be knocked down, as they are currently a liability. He also stated there is sewer at the front of the old fire station, and the underground tanks were previously taken out. Mr. Casbarra does not think that a sewer issue will stop any project that will occur when the buildings go for auction.

Dave Feldman said that perhaps funds should be earmarked for a feasibility study. He said that the Master Plan is somewhat broad. He then asked what is needed for infrastructure, and for an incentive for current and future owners to tie into sewer. Would it be some type of financing mechanism? He further stated that the study will help create that plan.

Bill Casbarra will draft the funding letter and it will request funds to develop a marketing and feasibility study for downtown and the Rte. 1 corridor.

Dan Krantz stated that the Stadium has done a lot of work on the Rte. 1 side and is willing to bring information from consultants that are directly related to the stadium so the grant can focus solely on downtown. Bill Casbarra stated that one of the detriments of Rte. 1 is the Zone 3, which is a water-protected area. He suggested that the funding application be for both sites since there is money available – the Committee agreed.

Lorraine Brue would like to include the Water Resources District. Dave Feldman said that if the study comes back and states it needs borings done, then there is EDC money to get that part completed.

-Infrastructure Committee

Mike Stanton said that he had information from Bob Worthley that was emailed to the committee. He reported on underperforming wells on Chestnut Street, but it can get up to maximum capacity, and a 5 day pump test will be done in the spring. He stated that the Town, as a whole, is permitted for 3.5 million gallons/day; the average daily pumping in 2014-15 was 2.1 million gallons /day out of 3.19 mill gall/day. He also stated that the Town has hit 3.1 million gallons in one day, one time in a year. He stated that this is cyclical and probably related to fill and storage; allow to draw more water than what is available.

Stephen Coote asked for confirmation that if infrastructure is developed, are we able to draw on that availability in the center of town; Response was yes. Mike Stanton stated that the residential part of sewer is easily handled with the reservoir.

Dave Feldman said that the biggest issues are on the perimeter of the town, and a concern if a Biotech company or pharmaceutical company opens on Rte. 1.

Lorraine Brue stated that the topics for funding letter are all set and asked if there were any additional topics.

Dave Feldman stated that a survey letter was sent to the Town's liquor license holders, with responses due November 30. Some calls were received regarding the survey, as some license holders were upset regarding the plan to seek more licenses in Town. Some comments included the idea of more competition; and some beer and wine license holders have wanted all-alcohol licenses. He further stated that the Board cannot go to Town Meeting and ask for a certain number of licenses without a backup study determining the number needed. The thought is also to have a certain amount of town-wide licenses to be held in reserve. Mr. Feldman further stated that to look at the metric of the Town's population in comparison to license numbers, at any given day the population is 100,000 and not the regular 16,000. There are also more hotels going up in area (2-Wrentham, 1-Walpole, 1-Foxboro).

There was a question if the overlay district can be expanded. Bill Casbarra noted that the overlay is owner specific, so it would need to a re-write of the Bylaw, but specifics could be added, such as changing setbacks, without having to change the overlay. But, it would be up to EDC to come up with data. Mark Grebbin noted that the space for Patriots parking needs to be kept in mind when doing this. Dan Krantz said there is a planned phased approach for parking at the Stadium, including parking garages.

Lorraine Brue stated the following for future meeting topics:

- Meeting on 12/3-planning board – MAPC presentation
- Need for Letter for 2 grant applications
- Receive the Downtown presentation from Planning Department's intern
- Next full meeting on December 9 at 7pm:
  - Review the funding letters
  - Talk about the MAPC presentation
  - Review Liquor License Surveys

Dan Krantz asked if there have been any updates on the new substation from National Grid. Dave Feldman responded that it was approved on the Town's side.

Dave Feldman suggested that in early 2016, the EDC meetings should be meeting approximately every other week.

Lorraine Brue provided a copy of October 7 meeting's minutes to all; Minutes were approved as written.

Maps with the location of all liquor licenses in town were available to committee members who wanted one.

Meeting adjourned at 8:02pm