



Town Of Webster Est. 1832
Massachusetts

Economic Development Committee

Sharon McMahon, Chairwoman

Webster Town Hall

350 Main Street

Webster, MA 01570

RECEIVED
Doug Willardson, Town Administrator

Phone (508) 949-3800 x1041

2018 NOV - 7 5:11 PM FAX: (508) 949-3888

dwillardson@webster-ma.gov

TOWN CLERK'S OFFICE

Economic Development Committee
Meeting Minutes – July 23, 2018

A meeting of the Economic Development Committee was held in the Irene Martel Meeting Room in Webster Town Hall on July 23, 2018.

Present from the Committee: Chris Charniak, Sharon McMahon, Marc Becker, Nancy Healy, Don Bourque, Dennis Lukko; Town Administrator Doug Willardson (ex officio), Director of Planning and Economic Development Ann Morgan (ex officio) and Director of Community Development / Webster Redevelopment Authority Carol Cyr (ex officio).

Also Present: Carole Marchand, Sharyn Morin, Dan Morin.

1. Call to Order: Town Administrator, Doug Willardson, called the meeting to order at 6:01 p.m.

2. Reorganization: Select Officers

- a. Sharon McMahon was selected as Chairwoman
- b. Brian Krestchmann was nominated to be Vice Chair. Doug Willardson to discuss the role with Brian and see if he is interested.
- c. Three Business Owners (Three year terms)
 - i. Brian Krestchmann
 - ii. Don Bourque
 - iii. Chris Charniak
- d. Two Members with Real Estate, Finance or Development experience (two year terms)
 - i. Nancy Healy
 - ii. Marc Becker
- e. One member with planning/economic development background (one year term)
 - i. Sharon McMahon
- f. One member at large (one year term)
 - i. Dennis Luukko

3. Economic Development Fund Allocation Committee Appointees

- a. Chris Charniak and Dennis Luukko volunteered as the Economic Development Committee representatives to the Economic Development Fund allocation committee.

4. Update on Central Massachusetts Regional Planning Commission (CMRPC) Collaboration

The committee reviewed the scope and timeline of the work CMRPC will do as part of the technical assistance grant the town was awarded.

a. Scope

- i. CMRPC will work with the Staff technical contacts. CMRPC will identify techniques to take advantage of exits along 395 corridor, a special focus on Exit 1
- ii. Review and consider actions to implement recommendations of the Economic Development chapter of the 2014 Master Plan
- iii. Review existing zoning/uses and make recommendations for zoning changes.
- iv. Explore ownership and possible uses for vacant property west of Exit 1
- v. Look into Complete Streets designation
- vi. Gather business analytic data (COSTAR or similar) as well as traffic counting analysis/studies here at CMRPC to support suggested recommendations
- vii. Review the Federal Opportunity Zone designation area and how it might be leveraged to promote economic development in Town
- viii. Provide a comprehensive list of Federal, State and local assistance programs available to the town.

b. Draft recommendations probably by mid-November.

c. Final memo to be delivered by end of December.

5. Follow up on List of New Businesses

Discussed new businesses that have opened in town. Divided the businesses and assigned a member to contact the business to ask (1) how are things going?/how can we help?; (2) What can we do that would have made the process easier for you? Assignments listed below:

- a. Outside the Box—Carole Marchand
- b. Furniture Store—Doug Willardson
- c. Giguere Trampoline—Carol Cyr
- d. Mama's Kitchen—Dennis Luukko
- e. Basketball place—Doug Willardson
- f. Just Wing it—Doug Willardson
- g. Computer repair guy—Doug Willardson
- h. Big Belly (my brother's place)—Doug Willardson
- i. Laundry mat on East Main—Carole Marchand
- j. Foot Flexology—Carole Marchand
- k. Organic Café at old Deb's Place—Ann Morgan
- l. Vacuum Store—Carole Marchand

6. Follow up on Priority Opportunity/Development Areas

Discussed areas that have a high potential for development or more substantial use. Divided the sites and assigned a member to contact the owner/manager to ask:

- (1) What are your plans for the site?
- (2) What can we do assist?

Assignments as follows:

- a. Old white house across from hometown/gulf/price chopper—Chris Charniak
- b. Marcoux tattoo place—Don Bourque
- c. Lou Perrin 46 Main Street—Doug Willardson
- d. Shaws/Kmart Plaza—Carol Cyr
- e. Goya Industrial Park—Chris Charniak
- f. Dan Proudly area—Carol Cyr

- g. Anglo Factory—Doug Willardson
- h. Chris Robert area on South Main/Cumbys—Nancy Healy
- i. Exit 1 vacant property—Doug Willardson
- j. Webster First Credit Union current site—Doug Willardson
- k. Thompson Road near the back of the Aubuchon/Big Lots plaza—Dennis Luukko
- l. Old Mills off of Main Street—Doug Willardson
- m. Meineke Bulding—Doug Willardson

7. Discussion of Potential Sites for NOAH (Neighborhood of Affordable Housing, Inc.)

- a. Anglo Mills area. Doug to review how the EPA cleanup lien would apply
- b. Mills behind Main Street. Need to review businesses currently there.

8. Downtown Initiatives/Tour

- a. Members are going to observe the downtown area and see if there are areas that can make a large visual impact with few dollars spent.

9. Discussion of other Economic Development efforts

- a. Mr. Willardson reviewed the "site finder" list of available properties/buildings for sale or rent. This will be used to show businesses that are considering moving to Webster what properties are available. Committee members are encouraged to forward properties that they know are for rent or sale to the town administrator so they can be included on the list on the website.
- b. Reviewed a copy of a letter to local businesses informing them of some of the programs and help available to them.
- c. Discussed need to change the perception of Webster. Will discuss further at a future meeting.

10. Approve Meeting Minutes

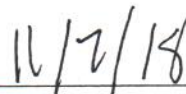
- a. Held for next meeting

11. Adjourn

The Committee agreed to meet next on August 6, 2018 at 6:00 p.m. Motion to adjourn made by Mr. Becker, seconded by Mr. Lukko. Motion passed unanimously. The meeting was adjourned at 7:20 p.m.



Doug Willardson, Town Administrator



Date