



## TOWN OF NORTON

Board/ Committee: Economic Development Commission

**\*\*REVISED\*\***

Meeting Date: Wednesday, April 12, 2023

Time: 7:00 PM

Meeting Location: Norton Media Center, 184 West Main Street Suite Ste 6, Norton, MA

- Call to Order: 7:12 PM
- Present: Renee Deley, Maggie Kinsella, Steve Warchal, and Julie Oakley. Maria De La Fuente, Director of Planning and Economic Development
- Discussion and or vote of the following topics:
  1. Business updates
    - a. Andre from Cana is on the Board of Directors for Tri-County. It would be nice to have him come after a month or so in that position to discuss with the EDC.
    - b. Community Center construction is under.
    - c. What is the plan for the existing Senior Center? Idea online was to create a teen center there since so many students walk in that area after school.
    - d. Discussion of the use of the community impact fees from sale of marijuana and what these funds could be used for under the current regulations/rules.
  2. General updates and discussion (in no order)
    - a. Planning and Economic Development Director updates:
      - i. Grant for \$25,000 to fund the identification of the areas of town that would be applicable for a life science overlay district. Discussions are happening with Wheaton College who has a degree in life science and could look at grant opportunities for training, course work, and internships with surrounding life science businesses in the region. Maria to invite the project team to an EDC meeting to present their work.
      - ii. In discussions with life science companies the parking requirements were way too high, the traffic generated is minimal, would have liked more stories/higher heights for their buildings, need good quality water, and town infrastructure to name a few.
      - iii. Discussion on green power outside of solar like hydropower with mill dams located in town. All new buildings need to be solar ready. Town could consider encouraging renewable energy for future development.
      - iv. 43B expediated permitting could be an option for Norton. Maria is starting to see if this could be a good move for the town.
      - v. Maria is looking to upgrade to the platinum level of life science and be above communities like Mansfield.

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- vi. The update on the MBTA zoning is still in the stakeholder stages with discussion with town departments and the infrastructure that is needed. After discussions with stakeholders, Maria will draft the zoning article and present it to the Planning Board.
- b. Local business outreach: Database and Agenda review for Phase 1 to include 50 businesses.
  - i. The list of businesses has been organized and mapped. They are also color coded on the map by zone like commercial, industrial, etc. In the commercial zone there is about 50 businesses that could be Phase 1.
  - ii. Goal is to engage businesses in the community.
  - iii. Collaboration with Norton Business Assoc. ("NBA") which is starting to organize will be a future step.
  - iv. We would like to have pamphlet and a window decal that says "Norton4Biz" with the hashtag.
  - v. The map could also be a resource for the community to identify businesses that are close to their homes.
- c. Master Plan action items
  - i. Business Guide: New business & Businesses in town
    - 1. Need a short pamphlet that could be used for businesses that are in town who are already established. Thinking potentially a trifold with points of contact or quick facts regarding elements that might impact them like renovations/expansions/etc.
  - d. Zoning review and discussion
    - i. See above meeting notes.
- 3. Marijuana Retail Establishments
  - a. Not discussed at this meeting.
- 4. Approval of Meeting Minutes: MRS 9/23/20, 9/24/20, 10/8/20, 10/21/20, 10/29/20; 8/3/2022, 8/17/2022, 9/12/2022, 10/19/2022, 12/19/2022, **1/9/2023**, 1/23/2023, **2/6/2023**, 3/8/2023, 3/29/2023
  - a. Meeting minutes for 1/9/2023 and 2/6/2023 were approved – Steve motioned, Julie seconded.
- Other Business: Topics not Reasonably anticipated 48 hours in advance
- Next Meeting Date: Wednesday, April 26, 2023
- Future Meeting Topics:
  - 1. Mobile Food Vendors Process (BOH)
  - 2. Planning updates
    - Collaboration with Parks & Rec (Planning Dept business list)
    - Collaboration with Veterans' Services
  - 3. Updates on vacant commercial properties
    - Bylaw and/or registration of vacancy/abandonment
  - 4. Neighborhood Association discussion
  - 5. Tri-Town Chamber of Commerce
  - 6. Community Preservation Act (CPA)
- Adjourned: 9:31 PM

Please note it is possible that a vote or votes may be taken by the Commission regarding the above agenda items.

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, and the Public Meetings Temporary Protocols during COVID-19 State of Emergency as ordered by the Board of Selectmen, this meeting will be conducted via remote participation only. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Norton's website, at <https://www.nortonma.org/home/news/public-meetings-information/>.

- Minutes respectfully submitted by: Julie Oakley
- Minutes approved by the Commission on: August 7, 2023