



TOWN OF NORTON

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Board/ Committee: Economic Development Commission

Meeting Minutes

Meeting Date: Monday, November 14, 2022 Time: 7:00 PM

Meeting Location: 70 East Main Street, 2nd Floor Meeting Area, Norton, MA

- Call to Order: 7:08pm
- Present: Kevin Snyder, Renee Deley, Steve Warchal, and Julie Oakley
- Discussion and or vote of the following topics:
 1. Vacant Commercial Properties (Nick Iafrate)
 - a. How can the EDC be a better partner to you? How do we bring in more commercial opportunities? How can we address vacant properties or help “redevelop” them?
 - b. Nick doesn’t track vacant properties unless they are town owned. If a property is unsafe or in disrepair, he can step in.
 - c. Nick, Norton Fire Chief, Dylan Ribeiro, and a Norton resident who is registered architect make up the Board of Survey which can assess the property and write a report with actions. Those actions can be relayed to the property owner with a letter if they can be contacted.
 - d. Private entity has no requirement to contact the Town if the property is vacated.
 - e. If property is secured, then there is nothing the Town can do.
 - f. Paul did have a vacant properties list and one with raw land. However, if the Town doesn’t own the property there isn’t much that can be done. Nothing in the bylaws currently.
 - g. Kevin spoke to his research in what other Town’s bylaws have done to address vacant/abandoned property. Nick is open to looking at examples the EDC might have. This is worth the research and looking into it. Kevin stated Weymouth, Franklin, and Plainville have examples.
 - h. Nick feels that commercial and industrial spaces are coming. The hard area is tackle is the current vacant properties and finding the owners.
 - i. If a building is unoccupied for two years, the zoning of the parcel will revert to the existing zoning (loses its nonconforming use).
 - j. The next step is really a bylaw update.
 - k. Floodplain and conservation lands also impact the areas available for development. As well as the location of infrastructure like water and sewer.
 - l. The first step is the basic infrastructure to the parcels we want to develop as a Town. The foundation of the future needs to be created. Kevin asked about what grant opportunities that could assist with infrastructure development.

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- m. Whose area of responsibility would it be if the EDC put forth a bylaw change? Nick as Building Officer or Zoning Officer? Town Clerk for Business Certificate? Other? Assessor's Office (lien on property?)?
 - n. Outreach to the owners is needed
- 2. Membership update
 - a. Mary Steele will be joining the EDC.
- 3. Business updates
 - a. Steve stopped by Lucky Green Ladies and they are about a month out from opening.
- 4. Planning updates
 - a. Local business outreach: Database and Agenda review
 - i. None discussed at the meeting.
 - b. Master Plan action items
 - i. None discussed at the meeting.
- 5. Neighborhood Association discussion
 - a. None discussed at the meeting.
- 6. Approval of Meeting Minutes 11/2/22
 - a. Kevin moved, Steve second, all in favor – approved.
- Other Business:
 - 1. Town Planner and Economic Development Director has been hired. EDC will schedule a meet and greet in a few weeks.
 - 2. Marijuana Overlay District to be applied to the MassDOT property at next town meeting.
 - 3. Can we use SRPEDD hours for Infrastructure assessment/future growth? (Water and Sewer)
 - 4. Town Property and the future use/potential auction
- Next Meeting Date: November 28, 2022
- Future Meeting Topics:
 - 1. Mobile Food Vendors Process (BOH)
- Adjourned: 9:33pm

Minutes respectfully submitted by: Julie Oakley

Minutes approved by the Commission on: December 19, 2022

Chairman Signature: 