

BOARD/COMMITTEE: Economic Development Committee

DATE: August 18, ,2022

TIME: 7:30pm

PLACE: Boxborough Town Hall

Members Present: Rich Guzzardi, Mark White, Kristin Hilberg, John Neyland and Marta Andreu via Conference Call

Members Absent: Joe Ferguson

Also Present: Becky Neville, FinCom, Sue Schmidt

Meeting Minutes:

Rich Guzzardi, Mark White, Kristin Hilberg, Becky Neville as FinCom liaison

Meeting opened 7:42

Reviewed minutes from May 19, amended minutes to correct the spelling of Marta's last name. Mark White moved to approve, Rich Guzzardi seconded and the minutes were unanimously approved.

Reviewed minutes from June 16, Mark White moved to approve, Rich Guzzardi seconded and the minutes were unanimously approved.

Discussed Town Center revitalization grant application, should hear the results in the next week or so. In the meantime, the EDC will be proactive and begin convening monthly meetings beginning in October with the hopes that the grant will be approved.

- Discussed which committees/boards should be included in the Town Center Revitalization group? It was suggested that the EDC invite the chairs of all boards and commissions and allow each one to appoint liaisons to participate in the discussion. Encourage as much participation as possible to develop a plan that will meet the town needs.
- Develop a high level plan to begin a concrete discussion with business owners to get their input. Wait to invite business leaders to join the discussion until we begin to develop a strategy and plan.

Doing Business in Boxborough plan on hold until we have full time Planning Department staff to help develop and implement.

Urban Land Institute has reached out to Rich several times to do a study on developing Town Center. This can be done independently or concurrent with the grant process. The Town share would be a \$10,000 contribution towards their expenses of approximately \$30,000 to \$40,000.

Campanelli project discussed, including reviewing their list of potential tenants including a restaurant/pub. They appear to be focusing on commercial and retail tenants and it looks like they're having some success with attracting new tenants.

Discussed 1414 Mass Ave and their MEPA filing. Lincoln Properties has sold the property and is acting as a managing partner. They have filed with the state to put 4 additional buildings on the roughly 270 acres of raw land at the rear of the property. Due to the amount of clearing and the potential impact on the natural environment they decided to go through the state process before they come to the town for approval. The Planning Board is preparing to manage their future application with the town and are expecting the process to take significant time.

Discussed 60 Codman Hill Rd. and their current applications process; sitting at ZBA now and still need to go to Planning. They're building on spec, no tenants lined up at this time. They'll be pursuing site plan review and will circle back to the ZBA once they have direction from other boards and commissions.

Meeting adjourned at 9pm. Moved by Kristin Hilberg, seconded by Rich Guzzardi and unanimously approved to adjourn.