



**TOWN OF BOXBOROUGH
PUBLIC MEETING
Meeting Minutes**

BOARD/COMMITTEE: Economic Development Committee

MEETING DATE: September 22, 2022

TIME: 7:30PM

PLACE: Virtual Zoom Meeting

7:50 PM Roll Call - Present: John Neyland, Mark White, Marta Andreu, Rich Guzzardi

Motion to approve minutes of 8/18/2022 by White, 2nd Neyland, Roll Call Vote Aye: Andreu, Neyland, White, Guzzardi

Chair Guzzardi raised the topic of Proposed Article 12 of the Special Town Meeting Warrant pursuing \$10K in funding at Special Town Meeting in November as Boxborough's contribution to engage the Urban Land Institute of New England (ULI / NE) to conduct a Technical Assistance Panel (TAP) on Town Center Revitalization. This is a panel of Planners, Real Estate Professionals, Engineers, Architects and others that conduct a day long session with the town to explore specific development challenges. One of the consultants Guzzardi spoke with during the grant application development recommended we engage ULI for a TAP. Guzzardi explained that if we are unsuccessful in securing the grant for Town Center Revitalization that we applied for through Massachusetts One Stop for Growth (which we will hear about this Fall), the TAP would allow us to keep town center moving forward and set us up for a grant in the next cycle. If we are awarded a grant this Fall, we could either pull the article or proceed and layer the TAP on top of the grant. We could make that decision at a subsequent meeting, as we would know about the grant shortly and ahead of STM.

Neyland expressed some concern that we are a community plagued by studies and we need to find a path to moving forward with actions. He would like to see any TAP come back with a specific action plan and that it should focus on infrastructure.

White indicated that the Planning Board is focused now on the commercial development applications in front of them (Campanelli, Gutierrez, etc.), and this could be something different. Something good for the town that people can get behind. White furthered that we should keep pursuing grants.

White motioned that the EDC recommend Article 12 in the amount of \$10,000 as Boxborough's contribution toward a Technical Assistance Panel with ULI/NE. Neyland seconded the motion.

Discussion on the Motion:

- Andreu spoke in support of the motion and Mark's claim that this is something positive that people can get behind.
- Neyland suggested that we need to rebrand Town Center, as people in town think it is a certain parcel of land
- Group discussion on a rebranded name of Revised or Expanded Town Center District

The motion was amended to read Recommend Article 12 in the amount of \$10,000 as Boxborough's contribution toward a Technical Assistance Panel for an Expanded Town Center.

Roll Call - Aye: Andreu, Neyland, White, Guzzardi

Article 8 of the Special Town Meeting Warrant - Chair Guzzardi introduced Proposed Article 8 of the STM, which changes the floor area ratio for floors with a ceiling height of higher than 12 feet.

White indicated that from a Planning Board perspective, this is a change that could slow down development, and allow the Planning Board to negotiate with the developer. Guzzardi asked how it was that the Planning Board could negotiate with a developer waiver of a bylaw unless there was a provision in the bylaw that allowed it. White indicated that water plays a factor with this and the concern about development. Guzzardi asked whether the Water Resources Committee had weighed in on this. Neyland indicated WRC will take this up at their next meeting. Neyland further indicated that this is an attempt to stop development and questioned whether or not the article would hold up.

Neyland motioned that the EDC not recommend approval of Article 8. Andreu seconded the motion. No further discussion. Roll Call - Aye: White, Andreu, Neyland, Guzzardi. Motion carried 4-0 to not recommend approval of Article 8.

Article 13 - Lot Coverage Zoning Amendment - Discussed that the change is unclear. Decided to defer any recommendation to STM.

9:40PM White motioned to adjourn, Neyland seconded. Roll call- aye: Andreu, Neyland, White, Guzzardi