

Call to Order

The meeting was called to order at 8:00 a.m. in the 2nd floor Conference Room at the Town Offices. Present were: Chairman Timothy Vaill, T. Bradley Duffin, Marlene Hoyt, Steven Leed, Michelle Marcaux and Jeffrey Spagat; also present were: Planning Director Paul Materazzo, Senior Planner Lisa Schwarz and ABCA President Holly Nahabedian.

Minutes

On a motion by Ms. Schwarz seconded by Mr. Spagat, the Council voted to approve the April 3rd minutes by a unanimous vote.

Listening Tour Guests:

Ozzy Properties President Orit Goldstein and Ozzy Properties Vice-President Ellen Keller were introduced and gave an overview of the Dundee Park properties. Ms. Goldstein owns the majority of the land, and about two thirds of Dundee Park buildings. Over the past 20 years, she has renovated some of the older buildings, built additions, and has maintained about a 90% occupancy rate. She recently acquired the Redman Card Clothing Building on Red Spring Road and plans to connect this property to Dundee Park with a pedestrian bridge in order to share resources including parking.

These properties are desirable as they are in close proximity to the train and Downtown. Ms. Goldstein is very interested in the possibility of having a restaurant occupy the Red Spring Road space as one example. She expects to move forward with plans to renovate and will be meeting with the Planning Board within 1-2 months.

A single and difficult access in and out of Dundee Park poses a challenge. Ideally, Ms. Goldstein would like to open a second access road onto Essex Street which would open more opportunities for the types of businesses that could occupy the space, and ensure public safety. This possibility is being explored, and the EDC offered support if needed, to help move this project forward.

The Town Yard project may also impact this Transit Oriented District. Following Town Meeting, the Selectmen will be holding a public hearing with options for either rebuilding the Town Yard at the current site or relocating it. Cost estimates will be provided including backfill opportunity approximations if moved.

Andover Tomorrow Series: May 21, 2014

An *Andover Tomorrow: May 21, 2014* flier was distributed. There was much discussion about how the forum should unfold to ensure a clear message about the positive impact of economic development to the Town and to each resident. Four locations in Andover have been identified by the State as Priority Development Areas which may be eligible for State funding (River Road, Dascomb Road, Brickstone Square, and Downtown). The basic forum format will be as follows:

1. MA Secretary of Housing and Economic Development Greg Bialecki will speak on behalf of the State explaining the tremendous opportunities they see for Andover. (20 minutes)
2. Executive Director Merrimack Valley Planning Commission Dennis DiZolgio will discuss the economic impact for the Merrimack Valley. (15 minutes)
3. An EDC representative will explain the advantages to developing the targeted areas and the benefits to the residents and Town. (5 minutes plus time for questions)

Andover Tomorrow Series: May 21, 2014 (cont'd)

A suggestion was made to provide examples of the benefits from similar projects which have been completed in other comparable towns. Concrete connections to the residents will be important to emphasize.

Mr. Vaill will be meeting with Mr. Bialecki to plan the forum. Outreach and Advertising will be done by EDC members to ensure a full audience.

Adjournment

The meeting was adjourned at 9:30 a.m.

Documents: *Andover Tomorrow: May 21, 2014* flier