

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, John Fenton, Marlene Hoyt, Andrea Leary, and Jeffrey Spagat; also present were: Planning Director Paul Materazzo, Town Manager Buzz Stapczynski, Selectman Paul Salafia, and ABCA President Holly Nahabedian.

Minutes

On a motion by Mr. Spagat seconded by Ms. Hoyt, the Council voted to approve the May 1st minutes by a unanimous vote.

Transit Oriented District (TOD)/Town Yard

Mr. Vaill explained the importance for Economic Development of moving forward with the TOD redevelopment project. He outlined the following Tactics:

1. Create a Story Line (Business Case)
2. Coalition Building (emphasis on how important this is for support)
3. Linkage with Town Management
4. Town Meeting Support

The following Deliverables were discussed:

1. Town Yard Move
2. Overlay Zoning
3. Developer Interest
4. Business Case

The goal of the EDC is to assist the Town Leadership in gathering support for the redevelopment of the TOD district and relocation of the Town Yard. The Town Administration is working with Weston and Sampson Engineers to develop options for rebuilding this area. Ideas will be presented to the Selectmen at their July 21st meeting and will include examples of opportunities that can be gained or lost with respect to rebuilding the Town Yard.

Mr. Materazzo gave a *Town Yard Outline* handout with a preliminary brainstorm list to start to develop a coalition. A clear message to the residents and various constituents needs to be communicated in order to understand the economic impact to the Town.

Steve Fink of Sustainable Andover gave a PowerPoint presentation demonstrating how growth can be good for people, businesses and community. He compared Andover's situation to comparable towns, specifically Concord, MA, and provided solid data of how their TOD development improved the economy and vibrancy of the town. He addressed the following three questions:

1. Why? - Enhanced property values, business growth and housing affordability, created a vibrant local economy and a sustainable community as some examples.
2. How? - Town Planning, Community Involvement with public meeting, Economics – affordability.
3. What? - Mixed Use Development, reconfigured Transit Hub, new access to Public transportation, underground parking, additional commercial space, synergistic and connective public spaces.

Transit Oriented District (TOD)/Town Yard (cont'd)

The Key Objectives of Andover's Master Plan will need to be discussed to demonstrate how the TOD redevelopment will benefit all. Current and future advantages will be explained and quantified. Some examples will include: create more housing options specifically for seniors, deepen the vibrancy of the Town, and increase tax revenue, developer interest, and desirability. The value in the development/revitalization of this area needs to be clearly communicated to various constituency groups for support as this is essential for Economic Development and the future of Andover.

EDC members will continue to work on the story line explaining and quantifying the financial and community benefits of the TOD redevelopment and rebuilding of the Town Yard. A coalition will be built to help communicate the positive impact of this redevelopment. Significant State funding will likely be available to assist in funding the projects. Members should provide input to Mr. Materazzo to present at the July 21st Board of Selectman meeting.

Parking Plan Update

The \$18K Town Meeting Article for a Parking Management Action Plan was approved. The bidding process to hire a consultant will begin, and hopefully be concluded by the end of summer. The goal is to continue to work with the Police Department and have additional information to move forward by the end of the calendar year. A suggestion was made to invite Lieutenant Guy to a future EDC meeting.

Adjournment

The meeting was adjourned at 9:25 a.m.

Documents: *Town Yard Outline*