

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, John Fenton, Andrea Leary, Steven Leed, David Pierre, and Jeffrey Spagat; also present were: Planning Director Paul Materazzo and Selectman Alex Vispoli.

Minutes

On a motion by Mr. Fenton seconded by Mr. Leed, the Council voted to approve the June 26th minutes by a unanimous vote.

On a motion by Mr. Fenton seconded by Mr. Leed, the Council voted to approve the September 4th minutes by a unanimous vote.

Business

Mr. Vaill explained the philosophy from the Town of Southborough as described in a two-page document which he received from attending a recent conference for City Managers. The information is presented in an interesting 3-step process, as listed below, which the EDC could use as a framework for discussion and possibly replicate:

1. Develop your municipality's economic profile.
2. Develop an economic portrait of your primary industry and small business clusters, including non-profits.
3. Create and communicate your action plan to interested parties.

Discussion continued about the Downtown area and what is desired – more retail, service or restaurant based industry as some thoughts. The *Andover Tomorrow* series will help to create the vision for how the Downtown area should look in 10-15 years.

Mr. Fenton offered to develop a portal to landlords for increased communication. Although progress has been made, existing barriers still need to be determined in order to achieve prompt and predictable permitting. Expanding the current limited available Downtown area would provide more options and affordability for retailers. A suggestion was made to invite landlords and tenants to an EDC meeting as Listening Tour guests to get a better understanding of their needs.

Andover Tomorrow Zoning Workshop

Tonight's workshop at Memorial Hall Library will begin with an introduction from Mr. Vaill explaining the goal of the workshop and importance to the community for the Downtown redevelopment. Mr. Materazzo will explain the three different zoning laws currently in the Transit Oriented District (TOD), each with its own set of rules, creating obstacles to economic development. An overview of the historical context of the area and what it means to the community will also be presented. Audience input will be encouraged to help reflect the community vision.

Next step will be to confirm what is wanted, write the zoning, and create an overlay district. An update from this as well as other EDC projects will be presented at the November 12th Selectmen meeting.

Adjournment

The meeting was adjourned at 9:00 a.m.