

**Call to Order**

The meeting was called to order at 8:00 a.m. in the 2<sup>nd</sup> floor Conference Room at the Town Offices. Present were: Chairman Timothy Vaill, T. Bradley Duffin, Marlene Hoyt, Andrea Leary, Steven Leed, David Pierre, and Jeffrey Spagat; also present were: Planning Director Paul Materazzo, Selectman Paul Salafia, Selectman Alex Vispoli, and ABCA President Holly Nahabedian.

**Minutes**

On a motion by Mr. Duffin seconded by Ms. Leary, the Council voted to approve the March 5<sup>th</sup> minutes by a unanimous vote.

**Update on Parking Assessment**

The March 24<sup>th</sup> forum was well attended. Participants helped to provide input to the Consultants including Mr. Peter Caruso who provided a Downtown business perspective and the Police Chief who explained the scope of the project. Some issues which were discussed included: employee and resident parking, parking equipment, vehicles for those with disabilities, loading zones, and electric vehicle charging stations as some examples. The following timeline was established:

- April – data collection
- April/May – review and analyze data
- Mid-May – hold a Draft Strategies meeting to review the report
- End of June – Final presentation to Board of Selectmen

Jacki Byerley from the Planning Board is assisting with the project and Senior Planner Lisa Schwarz is the Town contact person who is working with the consultants and will be involved with implementing the recommendations. There is excitement about the possible expanded parking opportunities and improved signage downtown.

**Update on 146 Dascomb Road**

Mr. Sal Lupoli is working on the permitting process to redevelop this site. He is currently working with the Conservation Commission to augment the investment in infrastructure improvements due to the impact on wetlands from widening the road; however preserved and expanded wetlands will be replicated elsewhere on site.

How to deal with oncoming traffic from Route 93 will need to be addressed in addition to coordinating with National Grid who plans to make a major infrastructure improvement. A sewer infrastructure improvement is also a consideration in that area, and a suggestion was made to invite a representative from Municipal Services to a future EDC meeting to provide an update. EDC will offer support once the project is further underway.

**Update on Route 133 Medical Center**

Mr. Lupoli moved forward with the permitting of a 30,000 square foot property for a medical facility which is now up and running. He received approval for another 30,000 square feet where Dana Farber treatment center will locate.

**Town Meeting Update**

*ID2 Amendment on number of stories:* This Warrant Article is looking to allow a four story building versus only three stories in a 50 foot tall structure for added flexibility. A motion was

**Town Meeting Update (cont'd)**

made by Mr. Duffin and seconded by Ms. Leary for EDC to support this Article. All members were in support. Mr. Leed will speak on behalf of EDC at Town Meeting.

*Private Article to rezone Industrial Area (IA) to General Business (GB) along Haverhill Street:* Article Applicant Bill Buckley spoke on behalf of a group of parcel owners along Haverhill Street who are proposing an extension of General Business zoning. Currently all tenants are subject to a special permitting process which causes delays. The rezoning goals would include extending the business friendly zone, allowing for compatible redevelopment of a mill structure, preventing the permitting of undesirable uses which would be incompatible to the area, and allowing for a mixed use concept. Rezoning would help to attract desired businesses willing to invest in the area.

Traffic impact, parking concerns and alternative transportation modes were discussed and will be addressed. A mitigation package of \$150K combined with some other monies has been approved to help with engineering projects in this area and the rezoning helps to set the platform. The Preservation Commission will be contacted to discuss desired historical preservation. A motion was made by Mr. Leed and seconded by Mr. Duffin in support of this rezoning Article. All members were in support.

*Update on Historic Mill District:* Planning Board, BOS, and EDC are all in support of a Zoning Overlay. Anticipated questions such as why the overlay is needed and how this is an enhancement to the current zoning were discussed. A suggestion was made to provide examples of how the current culture will be maintained, but show where opportunities to expand will be available if desired in the future. An overlay will provide specific design guidelines and projects would move forward through the Planning Board. A motion to support, fully and transparently, the Historic Mill District Article was made by Mr. Duffin and seconded by Ms. Hoyt. All members were in support.

TMA will be holding a roundtable discussion about the overlay district at 9:00 a.m. at Putnam Investments on April 14<sup>th</sup> to show the benefit to businesses.

**Other Updates**

The Strawberry Hill Farm application for a senior housing development has been denied because of traffic and aesthetic concerns. The project has been appealed and is awaiting Town Counsel advice.

Olde Andover Village outdoor seating Article has not been voted on by the Planning Board or BOS as representatives have not presented at those meetings.

Mr. Vaill will be making recommendations regarding openings for additional EDC members as well as renewals for current members.

Next Meetings: April 16 and May 21.

**Adjournment**

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