

**Town of Lakeville  
Economic Development Committee  
Meeting Minutes  
December 6, 2016**

On December 6, 2016, the Economic Development Committee held a meeting at 6:30 PM at the Town Office Building. The meeting was called to order by Chairman Burke at 6:30 PM. Members present: Aaron Burke, Laurie Driscoll, John Olivieri, Timothy Fletcher, and Joan Moran-Associate Member. Absent: Robert Chestnut and Sharon Christian, Associate Member. Also present: Town Administrator Rita Garbitt and Recording Secretary Christine Weston. LakeCAM recorded the meeting.

**Approve Meeting Minutes for October 4, 2016 & November 1, 2016**

Upon a motion made by Mr. Olivieri and seconded by Ms. Driscoll, the Committee

VOTED:           To approve the October 4, 2016 and November 1, 2016 Meeting Minutes as presented.  
Unanimous in favor.

**Discuss Public Meeting held on November 1, 2016 regarding rezoning of parcels on Route 105**

The Planning Board has been provided with a list of parcels that are eligible for potential rezoning, as discussed at the public meeting held on November 1, 2016. The Planning Board has also provided input on the process. The general consensus, from the property owners that attended the meeting, was to proceed with the rezoning. Parcel #43 was inadvertently left off the list and will be included on a revised memo to the Planning Board. It was noted that the Zoning By-Law Review Advisory Committee also has an interest in this proposal. Hearings will be held in February so that these parcels can be included on the warrant for the Annual Town Meeting. Chairman Burke will follow up with the Planning Board.

**Review December Newsletter from Massachusetts Office of Business Development**

There was a review of the December newsletter. Ms. Driscoll asked if the Lakeville Hospital property could be highlighted in a future edition and volunteered to contact Nam Pham, the Assistant Secretary for Business Development and International Trade & Investment. Any interest in the site could be referred back to the owner.

There was a review of available properties in the various Industrial Parks. The last open parcel on Kenneth Welch drive has been purchased by Cape Cod Copper. The Committee was unsure if all of the buildings owned by Cold Storage Solutions are currently occupied. Ms. Driscoll has reached out to both the Taunton and Middleboro Chambers of Commerce. Ms. Garbitt will contact the owner of the two (2) story building in Lakeville Business Park to inquire about availability. Chairman Burke mentioned the Arbella building on Riverside Drive. Mr. Olivieri suggested the Committee prepare a list of vacant or available properties for review at the next meeting.

**Review Market Analysis and Business District Assessment from Middleborough**

The Committee reviewed the Market Analysis prepared by Fine Point Associates. The Committee agreed the analysis is very comprehensive and involved. Ms. Driscoll contacted Peg Barringer, from Fine Point, and noted that a similar document could cost \$10,000 - \$17,000, depending on the scope of work. The funds could come

from the town or through the Massachusetts Incentive Program during the next round of grant funding. Mr. Olivieri noted that this study is a sales tool to help drive economic development.

There was discussion regarding the Community Compact. Chairman Burke stated that the Town recently contracted with an IT Consultant who developed a comprehensive plan. If the plan is accepted, the Town will be able to apply for grant funding. It is known that Lakeville has limitations in terms of economic development due to water and septic availability. Chairman Burke suggested these issues be revisited once the plan has been accepted and the rezoning is complete.

### **New Business**

The Selectmen are reviewing the attendance records of all Committees and Boards. The Board may be looking to release members that are not consistently attending meetings.

Pauline Swanson, from the U.S. Small Business Administration contacted the Town to schedule a meeting with the EDC to discuss available resources. Ms. Swanson also indicated that she would be willing to host a public workshop. The possibility of coordinating a workshop with the Town of Middleborough or other neighboring towns was mentioned. Ms. Driscoll will contact Ms. Swanson and refer her to the Chamber of Commerce in Middleborough.

There was a discussion regarding apparent interest in the building being constructed next to the Jack Conway Building on Main Street. Ms. Driscoll spoke with the broker, David Ellis at Jack Conway, who reviewed a number of proposals and interested parties. Ms. Garbitt noted that the site plan included three (3) units with the ability to tie into water from the City of Taunton.

### **Schedule Next Meeting**

The next meeting was scheduled for Tuesday, January 3, 2017 at 6:30 PM.

### **Adjournment**

Upon a motion made by Mr. Olivieri John and seconded by Ms. Moran, it was

VOTED:            To adjourn the meeting at 7:22 PM.  
                         Unanimous in favor