

**MILLIS ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES FOR SEPTEMBER 2, 2021
ROOM 229, VETERANS MEMORIAL BUILDING
900 MAIN ST., MILLIS, MA**

The meeting was called to order at 6:40 p.m. by Ms. Nicole Riley, Chair.

Members present: Nicole Riley, Chair
 Nathan Maltinsky, Vice-Chair
 Loring Barnes
 Christy Lagos

Robert Weiss, EDC Director

Members Absent: Amanda Borgman, Clerk
 Craig Schultze, Select Board Liaison

Also present: Lan Nguyen, 27 Cottage Avenue
 Tae Kim, 27 Cottage Avenue

Recruitment for Vacant Committee Member Seats:

The committee welcomed Ms. Lagos on her appointment to the committee. Lan Nguyen then introduced herself to the committee members, including her background and desire to become involved in town. There was a conversation between Ms. Nguyen and the committee members at which time she answered several questions. On a motion was made by Ms. Riley and seconded by Ms. Barnes, it was voted unanimously to recommend Ms. Nguyen's appointment to the Select Board. Ms. Riley will submit a request to appear on the agenda of the next Select Board meeting to request Ms. Nguyen's appointment to the committee.

There remains one member position still vacant on the committee. Current members were asked to consider recommendations for potential members.

Verification of Committee Officers and Duties:

There was discussion regarding the taking of minutes for each meeting. Ms. Riley volunteered to take the minutes for this month's meeting. Bob will ask the Town Administrator if someone from that office is available to take minutes or if it needs to be a committee member.

Update to EDC's Town Webpage:

Ideas were discussed as to what should be added to the EDC webpage. Suggestions included the monthly project report that Mr. Weiss provides to the Select Board and the Planning Board.

Discussion on the Urban Land Institute's TAP Study

Mr. Weiss informed the committee that he is waiting for the report to be finalized by ULI. He will be presenting the report along with the recommendations for updating the town

center to the Select Board at their September 13th meeting. Ms. Lagos volunteered to assist Mr. Weiss in creating a power point presentation for his presentation.

Review of Mass Community “One-Stop for Growth” grant program:

Mr. Weiss explained that the Community One-Stop can be used for dozens of grant programs from different state agencies and will help determine which grants might be useful for the Town. Another similar program offering is the Community Compact Cabinet, which the Town used to update Veterans Memorial Building’s IT services. Examples of what we can seek funding for are:

- Development of a Master Plan for the Town Center (similar to the Town’s current Master Plan); this helps inform both owners and investors that we have a direction for Town growth.
- Zoning Analysis – look to see if property within the Town Center is zoned effectively. As an example, a glass manufacturer was looking to move into the Ann and Hope building. But light manufacturing is not an allowed use for commercial zoning.
- Smart Growth Zoning – is a more flexible form of zoning than our current fixed zoning which determines what use is allowed in which zone. With Smart Growth zoning, an applicant to come to the Town with a proposed idea for use, and the Town can determine if the use would be beneficial for a particular area. If so, it can be approved regardless of the fixed zone.
- Branding of 64 Exchange Street

Ms. Barnes commented that we need to show residents that there are actual results from this funding. Too often studies are paid for and completed, then nothing is done with them.

Affordable Housing and Housing Choice

Mr. Weiss will be asking the Select Board for their support to submit an application for housing choice. Ms. Barnes stated that both Medfield and Medway have instituted a policy/bylaw requiring all new development to include a minimum of 10% affordable housing. As a result, these towns have reached their state mandated levels and are now insulated against unfriendly 40B projects. *Ms. Barnes agreed to inquire of one of the surrounding towns about its bylaw requiring 10% affordable housing of larger residential developments. Mr. Weiss noted that he could introduce Ms. Barnes to the staff in Medway, which has such a by-law.*

Millis Transit Survey

Mr. Weiss provided the members with a proposed public transportation survey, which will be used to determine the town’s interest in establishing a public bus route. He asked the members to review and make suggestions as to what information should be included on the survey.

Mass Bio update

This is a private, not-profit survey used by bio companies to determine what towns are ready for the biotech industry to locate in the town. Biotech is not an approved usage under the current zoning bylaws. We will look into the requirements needed by the industry to determine if this is a usage we want consider adding to the zoning regulations.

Complete Streets update

Mr. Weiss will provide copies of complete street policies from surrounding towns for the members to review prior to our next meeting. The committee can then discuss proposing a policy for Millis.

Scheduled Economic Development Committee Meetings:

October 7, 2021 6:30 pm (Room 206)

November 4, 2021 6:30 pm (location TBD)

December 2, 2021 6:30 pm (location TBD)

Adjourn

There being no further business, on a motion made by Ms. Riley,, seconded by Ms. Barnes, it was unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Nicole M. Riley, Chair