

EDC Minutes 7/14/2020

Present: Marc Romeo, Beth Pelick, Brian Connor, Kevin Spendley, Donnell Murphy, John Hasenjaeger, Harry Broussides, and Kevin Fettig

Romeo opened the meeting at 5PM

Business:

- **Approval of past minutes provide by Amy Messier:**

- Hasenjaeger motioned to accept the three (3) minutes, excluding the minutes of 3/30/20, seconded by Fettig, the motion carried unanimously, 7-0-0.

- Spendley motioned to approve the minutes of 3/30/20, seconded by Fettig, the motion carried 6-0-1 (Romeo, Fettig, Hasenjaeger, Spendley, Connor, Pelick in favor; Murphy abstained).

- **Discussion RE: comments on proposed Pinnacle Dr. 40B:**

- Romeo asked the Committee if they had questions regarding the proposed project, and stated that if anyone on the Committee had any comments, that he'd like them to be submitted to the ZBA for the meeting scheduled 7/15/20. Murphy asked if Romeo has received anything from Ashley Clark with regards to this project, in which Romeo stated that he has not heard anything from her specifically. Murphy stated that he is pleased that the project is proposed in a residential area instead of compromising commercial space. Fettig expressed his concern about access to the property after viewing the property in person. Romeo stated that he'd like John Hasenjaeger to speak on the project since he is familiar with it. Hasenjaeger stated that he was a previous owner of the property and recently sold it to a developer, who plans to propose to build between 24-40 units on the property, which is located in the GR Zoning District, and believes it's an ideal location for such a project. Romeo asked Hasenjaeger if he thought Petrozzi (the developer) was committed to this project, or just "throwing it against the wall to see what happens", in which Hasenjaeger stated that he believes he is committed to the project.

- Hasenjaeger then went on to speak about property on Eastover Rd. that he previously owned, and has since sold to a developer to create 12 units on a 5 acre lot, and explained the struggle of the permitting process through the Town of Walpole, citing that the developer endured two years of abuse (by the Town) due to multiple delays of town inspections, which led to the developers company becoming bankrupt. Hasenjaeger then went on to state that he believes that there are "a lot of unusual attitudes in this town about housing", and that "people keep having babies and children who want homes, but they don't want any homes built".

- Hasenjaeger stated that every person who purchased a house on Pinnacle Point was made aware that the undeveloped land could possibly be used in the future for multifamily housing, up to 30 units, and explained that those individuals are "unfair and unreasonable, and trying to do economic injury, who don't really care about the town, they just care about themselves" due to their current opposition to proposed multifamily housing. Spendley requested clarification that the proposed entry and access for the proposed project will be one single access on Pinnacle Dr., in which Hasenjaeger confirmed. Romeo stated that this development, if approved and built, would help add to the affordable housing percentage for the town, which would be

beneficial to the town. Murphy motioned to have Mark draft a letter to the Community/Economic Development Director on behalf of the Committee, seconded by Fettig, the motion carried 7-0-1 (Romeo, Fettig, Connor, Murphy, Spendley, Brousaides, Pelick in favor; Hasenjaeger abstained).

- **Main Street Live 2020 feasibility discussion:**

Romeo stated that as time passes, Main Street Live for 2020 is appearing to be less feasible, and thinks to try and plan the event around the same time children are tentatively scheduled to go back to school would not be ideal. Murphy agreed with Romeo, and stated that it would be difficult to plan an event due to the COVID-19 restrictions, such as social distancing, etc. Spendley motioned to postpone Main Street Live until September 2021, seconded by Murphy, the motion carried unanimously 8-0-0. Romeo stated that he will make the announcement of the postponement of the event on the Towns social media page, with having Walpole Recreation make the announcement as well.

- **EDC mission and focus discussion:**

Romeo mentioned that Ben Barrett is now the Chairman of the Select Board, and that he will try and get in front of the Select Board in the near future to work on the EDC's mission and goals for the upcoming year. Romeo mentioned that the EDC has not submitted an end-of-year memo for about three years, Murphy mentioned that the last time one was submitted, it was written by Liz Dennehy on behalf of the Board. Romeo expressed that it is hard not having someone who is active with the EDC on an on-going basis, and asked the Committee if the year-end memo is something that the EDC should try and put together for 2020. Murphy stated that this task is supposed to be Ashley Clark's responsibility, and does not see any reason why she cannot write one to be submitted. Romeo suggested sending Clark bullet points, for her to reference to compose the memo, and submit to the town to be included in the town report. Hasenjaeger mentioned designating a liaison person to assist with the Commission, in which Romeo stated that designating someone is needed, and is needed to be effective, and recommends that the committee try to work with Clark to the a point where she feels comfortable working with the committee. Hasenjaeger and Murphy expressed their desire and need to have a specific staff liaison to actively going out to businesses to promote economic development and to reach out within the community, in which the rest of the commission agreed that there is a need for a position of this kind. Romeo stated that he would like the committee become more influential going forward, with the facilitation of a dedicated town employee to work with the EDC on a regular basis. Hasenjaeger suggested that the EDC focus on a Fall workshop or the Walpole Country Club event in order to get more involvement with the business community and the Chamber.

Open Forum:

Brousaides mentioned an email that was circulated regarding the Solar project for North and South Street coming forward again by Norfolk Aggie, and explained to the committee the

proposal. Brousaides will forward the email to the rest of the committee and place the item on the next EDC agenda.

Connor motioned to adjourn, seconded by Boursaides, the motion carried 8-0-0 the meeting adjourned at 6:12 PM.

Accepted 11/10/20