

- **Nov 2, 2023, 7:00 p.m. EDC Meeting Minutes – Town Hall Third Floor**
- Attendees: Jodi Harris, Town Administrator Brendhan Zubricki, Ryan Madrigal, Georgeanne Richards, Tina Lane, Town Planner Dana Menon, BOS Chair Ruth Pereen
- Meeting called to order at 7:07 pm by Chairman Harris.
- Public Comment: None
- Minutes from the 10/12/23 meeting were approved as amended.
- Review list of brainstorming ideas on potential new revenue opportunities for the Town
 - Brendhan presented the long list of ideas from the Oct 12th meeting and suggested the committee choose 3 to focus on. Jodi agreed but preferred to have the full committee participate in the discussion. Committee members will be asked to review the list and come to the next meeting with opinions on tier 1, tier 2 and tier 3 after which targeted research of potential revenue to, and economic development of the town can take place.
- Downtown lighting subsurface preparation project update & Discuss need for seeking funding for remainder of lighting project at Fall Town Meeting
 - Project start has been extended with a time only, no cost change order to the spring to avoid having cones bolted to the light bases on the sidewalk during the winter. Prep work will begin in March and be completed in April. Posts, lights and attachments still need to be purchased.
 - If town approves \$263K funding, town will have paid 47% of the +\$700K project, leveraging a non-town source.
 - Lighting project started in 2009 with the Long Term Planning Committee and continued to the current Strategic Plan.
 - Jodi pointed out this is a one-time expense with capital money. Our .75% meals tax generates +\$200K annually. The cost of the town meeting request is one year's meals tax.
 - Without town meeting approval, Brendhan recommends we do not move forward on the subsurface work and return the \$160K grant money. Dana cautioned that future Mass DOT grant applications could be viewed with suspicion should we return the grant money.
- Folsom Pavilion replacement project update & Centennial Grove restroom project update, including Town Meeting Funding
 - Funding for Folsom Pavilion has support and is expected to get town meeting approval.
 - The grant sought to fund the Centennial Grove restroom project was denied. Jodi and Ruth sought CPA funds to move the project forward. The Community Preservation Committee recommended the request be made to town meeting.
 - Strategies to pursue the grant in the future to fund the cottage will be considered.
- Centennial Grove security camera and Wi-Fi system update, including Town Meeting Funding
 - Funds will come from town technology funds.
- Fall Town meeting for additional funding for beautification of public spaces.
 - Funds will be considered as a line item in the FY25 general budget.
 - Unspent funds are available for maintenance work in the spring.
- Understanding of short-term rental community impact fee for Fall Town Meeting
 - A handout with the state definition of short-term rental will be available
- Discuss Fall Town Meeting proposals for zoning bylaw changes.
 - Formalizing general use district
 - Site plan review – can't be denied by PB, abutter notification & newspaper posting required.
 - Definitions updates. No new categories.
 - 2021 Moratorium in place for conversion from residential to commercial will expire if not renewed. Article will extend moratorium for an additional year, with the ability to eliminate it with a vote of the Planning Board prior to the expiration.

- Site Plan review change is intended to allow input from abutters ahead of conversions.
- Review draft tax bill mailer highlighting available Town communication channels.
 - Will include QR codes to access: Town website, Notifications, Town Admin page, Assessor page.
 - Goal is to promote Financial Forum about town finances and how your money is spent.
 - The tax bills due February 1st will be the first time people will feel the impact of the money from excess capacity that was used to fund the school budget last spring.
- Paglia Park update – Brendhan
 - Grass needs to be reseeded. Brendhan is working with engineer.
 - Sign will be removed now that rock and plaque is in place.
- Meeting Adjourned 8:35

- Respectfully submitted,
- Tina Lane