

TOWN CLERK

Draft Minutes

Minutes of January 8, 2019, Economic Advisory Committee Meeting Duxbury Town Hall Mural Room

2019 MAR 19 PM 2:47
DUXBURY, MASS.

Chuck Weilbrenner called the meeting to order at 8:35 am. The quorum of members in attendance consisted of Chuck Weilbrenner, Deb Bowen, Lisa Grace, Mike Juliano, Clark Hinkley, Kurt Franke

Absent:, John Bear

Ex Officio: Valerie Massard

Minutes of the Oct 23, 2018 EAC meeting were reviewed and approved.

Update on Halls Corner: Valerie Massard

Harriman suggests: be slow and steady to outreach to the community and if any of the properties flip at halls corner be ready: Have the Design Studies: how do we fit all of this together: land use, business districts, zoning and we want this to be part of Town wide plan MAPC to use 2005 build out analysis and at no additional cost

Take photographs and document type of architecture

Keep up with the sounding board and talk to the businesses

If a 40 b were to come in we would want to have established what we would like to look like, 2, 3 stories more density

Mike J: what would a developer want to see to help with the 40 B, ton of risk to town, not easy for the developer, developer would like a clear set of rules. Look for the Developer to give back to community.

Valerie: septic, building heights, sense of what kind of zoning makes sense will be come from Harriman. Take photos of commercial areas that might bring ideas for Halls Corner. Gives owners sense of what will and can happen with your property.

Harriman will Evaluate site conditions and potential development areas will be focus. Will give us specific recommendations will come from the 10K that was approved at Town meeting

Feed back

Talk to businesses here is what we are looking to do, already have landscaping and technical assistance money to improve this area as we go forward.

Working to create Design Guidelines: not adoptable standards yet, not ready for 2019 town meeting, fall of 2020 might be better if there is a special town meeting.

Valerie has received MAPC funding for other projects in town, feels it would be best to wait to request for more.

Submit 1/4/19 Proposal for Developing Hall's Corner Design Guidelines: \$9,970.00 from Harriman

Val has asked for a mini Grant, for resiliency planning, to establish an arc from the northern most point, around the golf, ending at snug harbor as flooding is growing risk for access to this area and businesses, oysters, septic, and Raising of properties in that area and trying to plan for infra structure.

How do we reach out to business owners, who wants to help approach business owners?

Consider organizing 3 one hour time slots @ some agreed location monthly for meetings to be held with Hall's corner property owners.

Other communities to visit:

Westport, CT
Concord mass
Newburyport
Marble head

Marijuana; they (state) will put it anywhere or town can designate where we want it. There has to be one in every county: Plymouth growing got shut down. We want to push for outright ban.

Do not take a stance on this as a committee, all in agreement.

We did take a position on the lot coverage.

Will *Brothers* have a full liquor license? Ask For copy of permits filed

Next meeting:

Have representative from *Brothers* to come to meeting: maybe a tour? What will halls corner attract, pop up stores, not retail. Need a place to gather, for people to hang out.

Community forum with MAPC, after town meeting

Meeting adjourned 9:40

Next meeting: invite *Brother's* representative for the next meeting, possibly set up a tour for spring of their new location and have discussion topics/talking points ready to review to go out to Hall's corner property owners post town meeting.

Meeting Dates for 2019 reviewed.

Meeting was adjourned at 9:40 am.

Next scheduled meeting of the Economic Advisory Committee will be Tuesday, March 12, 2019 at 8:30 am at the ***Town Hall Mural Room***.

Respectfully submitted by,

Deborah Bowen

The schedule for the rest of 2019 is as follows:

3/12/19

5/7/19

7/9/19

9/3/19

11/12/19

