

MILFORD INDUSTRIAL DEVELOPMENT COMMISSION
MINUTES OF MEETING
THURSDAY, JULY 24, 2014
4:00 P.M., Room 14, Milford Town Hall

Members Present: Larry Dunkin (Chair), Daniel Gregory, Michael Meurant, Robert Mitchell, Tony Pinto, Peter Scandone, Joseph Soares.

Members Absent: Joseph Boczanowski, Courtney Derderian, Bradlee Farrin, Scott Kaplan.

The meeting was called to order at 4:05 P.M.

Minutes of previous meeting: The Chairman received unanimous consent to accept the minutes of the 6-26-14 IDC meeting as written.

OR Zoning on Main Street: The Chairman advised the members that at their 7-15-14 meeting the Planning Board reviewed the IDC follow-up memo that explained the condition ranking criteria in the survey of the Main Street corridor. The memo packet also included maps illustrating the property conditions data, as well as a recommended re-zoning scheme. The Planning Board indicated they favored adjusting the CB zoning boundaries at the rear of the properties on Main Street from Water Street westward. The Board was satisfied that the CB designation is the most appropriate classification for that area, and would not support a change to the OR classification as the IDC had proposed. They did however, favor the application of the OR district along the westerly end of Main Street in the vicinity of the Medical campuses. The new OR district would extend along Main Street westerly from Orrin Street to the Hopedale Town line including the Nelson Heights area, and along Rte. 140 from the current CC Highway Commercial district at the north, to the intersection of Rte. 140 and Elm Street at the south.

Motion by Gregory, Second by Soares, to send a memo to the Planning Board recommending the establishment of the OR Office Residential zoning district as described above, and respectfully requesting that the Planning Board permit the IDC to co-sponsor the re-zoning article for the Fall Town Meeting Warrant. Motion carried unanimously.

Main Street Decorations: As discussed at the 6-26-14 IDC meeting, the newly created Ad Hoc Milford Decorations Committee is proposing the installation of holiday decorations along Main Street in Downtown. The members reviewed a memo to the Selectmen, drafted by the Peter Scandone and the Chairman that indicates IDC's support for the Committee's proposal. Motion by Mitchell, Second by Scandone, to send the memo as drafted. Motion carried unanimously.

Update on Town-Wide GIS Needs Assessment & Implementation Plan: The Chairman advised the members that Applied Geographics, Inc. (AppGeo), conducted the Initial Kick-off Meeting and GIS Presentation on 7-8-14 in Room 3 of Town Hall. The presentation was attended by 9 of the 10 departments notified, and by the Town Administrator. Following the presentation, the consultants conducted follow-up interviews with each of the departments including the Health Department. The interviews were conducted at the various department offices over a period of three days. The consultants will be completing their draft reviews to be submitted to the Town Planner by next week. Additional information was attached to the agenda packet.

Comprehensive Plan Update & Zoning Reform (HB-4065): The Chairman included in the agenda packet his report to the Selectmen regarding the possible updating of the Comprehensive Plan. He noted that in light of the possible passage of the Zoning Reform Bill in this legislative session, the exact contents and context of the plan may be slightly different from the current standards. In light of IDC's interest in updating the 1995 Economic Development Strategy, as well as focusing on Downtown Revitalization, an updated Comprehensive Plan should focus on these areas in expanded elements of the new Plan.

Motion by Mitchell, Second by Pinto, to send a memo to the Selectmen supporting the funding of a new Comprehensive Plan study at the 2015 Annual Town Meeting. The memo should also recommend that the funding be for \$200,000 so that the Cultural Resources and the Economic Development elements of the new Plan be expanded sufficiently to serve as an update to the 1995 Economic Development Strategy as well as provide a Downtown Development Plan focusing on Main Street. Motion carried unanimously.

New Business: Rob Mitchell, the IDC representative on the newly formed Middle School East Re-Use Committee, referred the members to the 7-2-14 Telegram & Gazette article contained in the agenda packet. The article focused on QCC's continued exploration for satellite campuses. While their current focus appears to be Whitinsville, the members felt that it was important for the new committee to include community colleges as an appropriate re-use of the building. Other possible uses might include elder services, elderly/affordable housing, and other municipal office use. The Chairman noted that copies of the school building plans will be made available to the re-use committee.

Adjourn: The meeting was adjourned at 5:10 P.M.