

**A JOINT MEETING OF THE PLANNING & DEVELOPMENT
SUBCOMMITTEE AND TOWN COUNCIL
TUESDAY, MAY 17, 2022 – 6:00 PM
VETERANS ROOM**

Minutes

Subcommittee Members in Attendance: Committee Chairman David Adams, Clr Daou and Ctz Mbr LaRochelle

Subcommittee Members Excused: Ctz Mbr Bernardone

Subcommittee Members Absent: Clr Lazo

Others: Clr Steeves, Clr Marketti, Clr Daniel, Ms. Dean, Shawn O'Donnell from Winn Corp., Greg Courmier, George Chenier, Angela Gyle Winn Corp., and Heather Blakely

Documents:

-Draft Meeting Minutes from April 28, 2022

-Memo dated May 12, 2022

6:00 PM meeting called to order

Clr Steeves covered to make quorum

1. Roll Call

2. Consider and accept Planning and Development Meeting Minutes of April 28, 2022.

Motion Ctz Mbr LaRochelle, Seconded by Clr Daou, 2-0-1.

3. Discuss/ review whether to recommend Town Council approve applying for the One Stop for Growth for the following grants: Mass Works, Mass Development Initiative, Urban Agenda, Brownfields, and Underutilized Properties, all 100% funded, whose projects are prescribed in the supporting documentation, and allow the Town Manager to sign any related paperwork.

Motion Clr Daou, Seconded by Ctz Mbr LaRochelle, 3-0-0.

Mass Works-Ms. Dean briefed initial feedback from the state was not positive, but as she reached out to other entities, she started to receive recommendations to move forward with this type of grant. Originally, they were looking a Hamilton Street but Winn Corporation reached out to her for the MassWorks Grant for use on along East Main St. where the town was already going to do some work. They were looking for work for the fencing which would be moved onto town property, rebuild the sidewalks, add safety signs and adding a Rail Trail entrance from the parking lot across from the complex property. Ms. LaRochelle asked if the rod iron fence were to be put back up who would maintain it and Clr Daou stated if it would not be feasible to add extra work to our DPW by moving it on town property. He recommended maybe giving an easement to Franklin Reality so they could maintain it. Shawn from Winn Corporation stated an easement could be approved. Clr Marketti does support this especially with the sidewalk work, he's not sure about the fencing but why change grant midstream from Hamilton Street to East Main Street where Hamilton Street needs a lot of work. Ms. Dean stated the town had never applied for Hamilton Street but was just looking at that area for the MassWorks Grant. The new infrastructure bill which the town applied for is for Hamilton Street because of the economic area in which it lays. Mr. chenier stated he believe that Franklin Reality should be responsible for the

fence regardless where it is placed. Clr Adams expressed concerns about the in-kind donation the Town Council approved for 25-35 Case Street which seems to mirror what this MassWorks Grant would do. He thought it may hurt their chances to receive the historical tax credit if it looks like the town is applying for this grant to cover their in-kind donation on this project. Angela from Winn Corporation would follow up on this question in order to ensure it does not and Ms. Dean thought they may interpret that would be a good move on the part of the town. Clr Adams noted he would like to see guard rails along the fence line in order to protect those people walking along it. Ms. Blakely stated they would narrow the road so it would slow down the traffic but Clr Adams noted those guard rails still need to go up regardless.

Mass Development Initiative (MDI)-no questions were asked

Urban Agenda-Ms. LaRochelle asked if the Southbridge Festival was supported by the Down Town Partnership at one time, Ms. Dean was not sure but wanted to revitalize it.

Brownfields-Clr Steeves asked what properties maybe involved. Ms. Dean stated properties that maybe in tax title but she was not sure. Clr Steeves believes there a lot of properties who would qualify for this because of their locations. Ms. Dean thought this was a good time to take a look at some of the properties. The Town Manager stated that some of these properties the town may own in the future because of tax title and they are just trying to prepare for these cases with environmental studies through this grant.

Underutilized Properties Program-Clr Marketti asked for an overview. Ms. Dean stated 205 Main Street has been purchased Mr. Courmier. He did look at multiple economic opportunities for this property but unfortunately, he does not qualify for many but did qualify for this program. Mr. Courmier is stated he loves this town, grew up in this town and did not want to see this building torn down. He is open to anything going in but Ms. Dean is advocating for a restaurant which this would help qualify for.

4. Adjourn

Motion by Ctz Mbr LaRochelle, Seconded by Clr Daou, 3-0-0, 7:04 pm.

Respectfully submitted,
David Adams