



Community Development & Economic Development Committee Meeting

Town Hall, 50 South Main Street, Room 312

July 21, 2021

6:30 PM

Minutes

1. Call to Order 6:37 p.m.

Attendees: Mayor Shari Cantor, Chair, Deputy Mayor Leon Davidoff, Councilor Lee Gold, Councilor Ben Wenograd, Town Manager Matt Hart, Acting Director of Community Development, Duane Martin, Town Planner Todd Dumais, and Economic Development Specialist Kristen Gorski

2. Business Items

- a. Meeting Minutes June 16, 2021 – The minutes were accepted without objection.
- a. New Park TOD Community Outreach Report – Mr. Dumais is reported the Transit Oriented Development Plan with the committee members. Specifically, the community and visual preference results of the survey. Some of the TOD parking areas under-utilized. The creative element to work on is a defined share parking model. Mr. Dumais at the Chair's request discussed the potential connection and development techniques in cleaning, and creating green energy incentives. Several development suggestions we discussed among the group. Action item: Move forward with ordinance extending the current moratorium.
- b. An Ordinance Amending Restaurant Drive-through Facilities in Certain Commercial Districts – Mr. Dumais discussed that generally the town permits drive throughs for three types of land uses banks, pharmacies and restaurants focused primarily on the restaurant expansion and generally in our industrial districts. COVID has changed the way people access business and use fast food or fast casual. He further stated that it should require designs to meet the district oriented, tuck the drive thru facility in the back, and allow limited expansion. Good examples are the Chick Fill-A and the TD bank in Bishops Corner, both attractive facilities who have their drive-thru tucked in the rear. The Town currently has about 25 drive through facilities at the moment.
- c. An Ordinance Amending the Accessory Building and Use Provisions for Charitable and Philanthropic Events – Mr. Dumais shared our current allowance; the Town allows non-profit organizations to host one event per year for 4 days maximum duration. This Ordinance would permit nonprofit and charitable organizations three events per year.

3. Staff Reports

- a. Engineering Report – Mr. Martin reported on the ongoing engineering and utility projects. An update was recently received regarding the North Main Street Bridge project that it will not be completed by the end of June. There have been some complaints from people who live nearby regarding the construction, but the work is still ongoing underneath the bridge. The issue is blocks need to be placed in the watercourse, which will help protect the bridge's structure from erosion. They have been unable to do the setting of the blocks using machines, so they are being brought in by hand and placed. The construction inspector is working with them on some issues. It is hoped this will only represent a month's delay in the completion time. The road diet trial is still planned and currently, they are working on procurement of materials, working with Public Works as far as the needed signage and camera installations for observations, and working with the pavement marking contractor. This all needs to be completed as part of the layout or deployment of the road diet plan. Despite the North Main Street Bridge delay, the planning of the road diet trial is moving forward. There are no issues currently regarding the scheduling of this.
- b. Economic Development Report – Mrs. Gorski verbally presented on leasing and business activity, as well as property sales.
- c. Town Manager Report - Mr. Hart commended the staff for their good work reports. Mr. Hart update this committee the information he shared with the finance and administration committee. The first rescue plan funding is expected. The American Rescue Plan timeframe we'll have two deliverables for this committee to participate and discuss on a set of initial projects and initiatives that staff would recommend.

4. Adjournment 8:31 p.m.