

# **Town of Dudley, Massachusetts**

## **Economic Development Committee**

**Dudley Municipal Complex**

**71 West Main Street, Dudley, MA 01571**

John Briare, Chairman

Barbara Zurawski, Member

Todd Donohoe, Treasurer

Marcia Wagner, Secretary

Jo-Ann Szymczak

Pamela Boggio, Vice Chairmen

Ellen Laprise, Clerk

## **Meeting Minutes Economic Development Committee Meeting Minutes**

**December 20, 2017**

Meeting was opened at 7:00 PM with Pledge of Allegiance

Present: John Briare, Todd Donohue, Ellen Laprise, Marcia Wagner and Pam Boggio

### **First item: Reorganization of Committee**

- Marcia Wagner nominated John Briare for Chairman, 2nd by Ellen Laprise, approved unanimously
- Marcia Wagner nominated Pam Boggio for Vice Chairman, 2nd by Todd Donohue, approved unanimously
- Ellen Laprise nominated Todd Donohue for Treasurer, 2nd by Marcia Wagner, approved unanimously
- Todd Donohue nominated Marcia Wagner for Secretary, 2nd by Ellen Laprise, approved unanimously
- Todd Donohue nominated Ellen Laprise for Clerk, 2nd by Marcia Wagner, approved unanimously

**Continuation of Public Hearing of Five-year Economic Development Plan:** All town departments have been engaged, survey has been completed and CMRPC have submitted their analysis. John highlighted survey results. 229 voted on survey, the top assets listed were education, low taxes and natural habitat.

Top priorities listed were revitalizing farm land to production and prioritizing West Main Street, Schofield Avenue and Oxford Avenue for industrial and commercial use. Revitalization of the Stevens Mill also a priority for mixed use of commercial and condominiums. Seventeen percent of votes for Steven's Mill listed senior housing as a priority. Lowest priority was for residential apartments. This topic raised the discussion of the difference in tax revenue between single family and three family homes. The average of single family being \$2,500 annually and \$1,200 for three family. Three family impacts town services three times that of a single family home. The State formula for affordable housing of each town is approximately 10% of housing stock within a town. Dudley's three family homes are not recorded in the State register even though our stock of affordable apartments equate to approximately 25% of our housing stock.

Another item of discussion within the survey was the need for B & B lodging to accommodate Nichols College students' families as well as other Dudley residents' visiting families.

Regarding the Marijuana ruling, 37% of respondents to the survey did not wish to see any retail in Dudley.

There was a positive result to the proposal to separate the town and school budget.

John proposes allying with State Auditor, Suzann Bump in this proposal. Representative Kevin Kuros suggests approaching the issue as a local option rather than a state wide requirement. John would try and facilitate the meeting.

Ninety-One percent of respondents to the survey said they like living in Dudley

CMRPC listed Dudley's Gross Regional Product of Economic Activity at \$306.5 Million

**The Public Hearing was closed on this date of Dec. 20, 2017 at 7:36 pm.**

Minutes of October 18, 2017 meeting were accepted by a motion made Pam Boggio, 2nd Todd Donohue, unanimous.

Old Business: PJ's team at Nichols are proceeding, John advised them to just go with it, given the time and energy already expended on the project.

The DEDC received approval from the BOS for the Real Estate Partnership and procurement for the bidding process to list residential and commercial properties with the town website. The minimum annual fee will be \$500.

John is researching a "matchmaking" service for hopeful farmers and land owners willing to lease land for agriculture in an effort to revitalize Dudley's vast acreage of APR land.

Meetings of DEDC were rescheduled to be held on the 3rd Tuesday of each month at 10:00 am. Next meeting will be held February 20, 2018.

Meeting was adjourned at 8:02 pm. Motion by Todd Donohue, 2nd by Marcia Wagner