**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

Approved Meeting Minutes

Recorded by Janice Pack

November 21, 2016

**Members Present:** Paul Renaud, Jack Moran, Andre Wood

**Meeting Opened**: 7:10 PM

**The Minutes** were reviewed by PRenaud, and PRenaud made a motion to accept them as written. This was seconded by JMoran, and all were in favor.

**Zoning Amendments Update**

PRenaud brought up the Customary Home Based Occupations ordinance and discussed the changes the Planning Board had recommended. The number of people living and/or working in the home was brought up. The intent is to keep the scope small. Parking could also be a factor. AWood feels we should include wording regarding change of use or change of impact, or perhaps put it in as a condition subsequent. If there is significant change of impact after the site plan has been approved, the property owner would need to come before the Planning Board again. JMoran said that the requirements could be written around basic fire, safety and health codes.

Because last year we decreased the minimum lot size, but did not change the frontage, PRenaud feels that at least for the Business District, we may want to lower the minimum frontage requirement to 50’ (currently 150’).

PRenaud needs to submit a write up by January 4th for the Town Report. We will skip holding a formal meeting during the month of December and PRenaud will email a draft of the report to the Committee members for review.

**Other Business**

It was decided to table the Local Business Directory/Event planning until the next meeting, which will be held on January 16, 2017 at 7:00 PM.

AWood said that he has given up on TDS coming in to town any time soon. It is still the plan to invite them to the business forum event when it’s held. That way others could hear firsthand the options TDS could provide.

Regarding the Regional Planning Commissioners, PRenaud asked AWood and JMoran if they were still interested in attending the Regional Planners Meetings. There are 3 meetings each year. The next one is in February. The June one is the annual meeting; the fall meeting was held in October this year. Both found it hard to commit this far out; it’s too bad we cannot just commit to sending two representatives without naming them, and the committee members could decide who would go when the time comes, rotating if needed. We’ll bring this up again at the next meeting.

**EDAC Web Presence**

PRenaud has some items he would like to see on the website. He plans to speak to Ray Cote, and JMoran suggested contacting Marilyn Fletcher, to get ballpark quotes from both of them. There is still talk in town of redesigning the website, but how long will that take? We should be able to post our own updates, agendas, and minutes. PRenaud will put together a general web outline, or a storyboard. JMoran mentioned Azure, and offered to get more information from them on what they could do for us.

The webpage should be something that the Committee Chairman can update, and should promote the presence of the Economic Development Advisory Committee. The cost to host shouldn’t be much as we are not selling anything, and there are no transactional elements to it. It will be a list of existing businesses, and the overall view of the area. It will talk up the benefits of having a business in Greenfield and the resources available here.

PRenaud can include this information in his report to the Select Board so they know what we are planning on doing. He will also let them know what is going on with broadband.

**Future Land Use**

PRenaud read the paragraph regarding economic development in the Future Land Use section of the Master Plan. What sections of town would the EDAC consider making any changes to? What other kinds of economic development could there be that we should be addressing?

People value the characteristics of the town, and it is one of the reasons people are here. What are our other strengths? What is our mission statement? Part of our mission statement is to take advantage of the resources of the town – its land and its character – and find a way to help its constituency. We are allowing more economic activities to be available in certain sections of town. If you want economic development, you have to create an environment where growth can start.

Hearing no more business to discuss, JMoran motioned to adjourn. This was seconded by AWood and all were in favor.

Reminder that the **next meeting will be held on January 16, 2017 at 7:00 PM**.

**The meeting Adjourned at 8:40 PM.**