



Economic Development Committee

Town Hall · 40 Center Street · Fairhaven, MA 02719

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ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

2021 AUG 20 P 3:00

FAIRHAVEN,
MASS.

PLACE OF MEETING: Town Hall for Members and remotely via Zoom for the Public

DATE AND TIME: Thursday July 22, 2021 at 6:30PM

MEETING TYPE: Economic Development Committee

1. **Quorum & Attendance: Present:** Kevin McLaughlin (Chair), Bob Espindola, Bernie Roderick and Cathy Melanson

Absent: Ed Lopez and Jessica Fidalgo

Mr. McLaughlin read the open meeting information of the EDC Meeting that it is being broadcasted and replayed on Channel 18. He opened the meeting at 7:00p.m.

Mr. McLaughlin noted there was a technical difficulty with the Zoom id and the meeting is starting late.

2. **Review and Approve minutes of June 17, 2021 Meeting:** Mr. McLaughlin stated the minutes of the last meeting were very comprehensive and that he appreciated that. Bernie Roderick made a motion to accept the minutes and was seconded by Mr. Espindola. The motion passed unanimously.

3. **Committee Appointments:** Mr. McLaughlin said that at the last meeting they discussed at length being involved on the Rogers Re-Use Committee as well as the Capital Planning Committee.

Mr. Espindola said he had brought the Capital Planning Committee discussion up at the Select Board's meeting but there was no outcome. He said he would approach the subject at another Select Board meeting. Mr. Espindola also said that there was a discussion at the Select Board in a general manner about the Rogers Re-use Committee and said there was no action at this time.

4. **Committee Vacancy:** Todd MacGregor decided not to be reappointed. Mr. McLaughlin said that Mr. Foley would declare a vacancy on the website and an advertisement on the Fairhaven Neighborhood News. If anyone is interested they can reach out via email to either Mr. Foley or the Select Board. They said there would be a deadline as of the last Select Board meeting in August.

5. **EDC Budget for next fiscal year (FY22):** Mr. McLaughlin asked what the current fiscal year budget is. Mr. Foley reviewed it is \$8,000. He reviewed with the Committee how the monies were spent for fiscal year 2021. Mr. McLaughlin asked if any funds were already committed for other things and Mr. Foley said not yet, they have the full \$8,000.

6. **Union Wharf Feasibility Study Update:** Mr. Foley said there was a grant awarded of \$50,000 from the Seaport Economic Council last year and then the town offered an additional \$10,000 match. He said the kickoff meeting took place last week. Those in attendance were Frank Mahady from FXM, Susan Nielsen and Patrick Rezendes of Foth Engineering and Mr. Foley and Mr. Cox, the Harbormaster from town staff. He said it was a good kickoff meeting and Mr. Mahady will come to the EDC and present at one of the next meetings. The purpose of the study is to assess the demand and feasibility of expanding the capacity for additional uses at the wharf.

Perhaps fisherman could sell right off the boats was one option briefly discussed. Could they improve the launch in that area? The study would consider trip generation, costs and pro-forma projections. Environmental impacts and resiliency considerations and impacts on existing users of the Wharf and adjacent uses and neighborhoods.

Mr. Espindola asked about the Wind options that were discussed previously. Mr. McLaughlin stated there were no available docks available in that area. Mr. Espindola was discussing more of a 'service industry' in that area. Foley stated they have already started and hope it is done by the end of the Fall.

Mr. McLaughlin suggested talking to the people that are using the wharf now and the neighborhood. Mr. Espindola wondered if there was an idea to build new piers in that area. Mr. McLaughlin said it was pretty technical and he wasn't sure as it could be a federal channel. Mr. Foley said he applied to the SEC for grant money and that's how this started.

7. Rt. 6/240/Opportunity Zone Redevelopment Study Town Planner Update: Mr. Foley said he was still waiting to hear from the two planning grants. If they get either one of the planning grants he will use that and the remaining money in the Best Practices grant to hire a consultant to help with writing a draft 40R bylaw. He discussed the potential for a few slightly different 40R areas in different locations. The one in the shopping plaza area might allow 5-7 story buildings whereas along Route 6 the 40R might allow a 2-3 story building. We have a few other areas, such as Benoit Square/N. Fairhaven, Downtown and Sconticut Neck Road that are or should be Mixed Use and might also benefit from a 40R. Mr. Foley discussed the plaza target area 40R. He said they'd be looking at different architectures of retail and shopping, restaurants, etc.

They discussed some upcoming reviews and the area around Howland Road and Nye Lubricants, Roland's Tire and that neighborhood. Mr. Foley reported two more grants were received in the Complete Streets program of \$332,636 for four projects and through the Shared Streets for \$183,689 for two projects on the Prioritization Plan. The EDA/DLTA grant of \$75,000 is still pending. He also applied to the 1-stop for growth community planning grant \$25-\$75,000 and the EEA Planning Grant \$25-50,000 for assistance developing a 40R Overlay Bylaw.

Mr. Foley stated he would be looking into a Real Estate Technical Assistance grant for \$50,000 for a feasibility study for Rogers School to update the costs from five years ago and develop a new RFP. Discussion about potential scope on Rogers School and grant that Mr. Foley is interested in writing. Mr. Espindola said perhaps they should look into what the demolition of the 1950's school addition would cost if it came to that. Mr. Foley reviewed briefly the Kirk Study of Rogers School from five years ago. He said they estimated the basic ADA and building code compliance would cost approximately \$3.6 million, not including any lead paint or asbestos abatement, mold remediation, sprinkler systems and fire alarms, etc.

8. Any other business reasonably anticipated 48 hours prior to the posting of this meeting

Mr. Roderick asked about Jersey Mike's coming to Town and asked where they were going. Mr. Foley confirmed near Stop & Shop. Mr. Roderick also asked about an outside business looking at the property of where the Fire/Police want to put a new building. Mr. Foley said that someone was looking at the Huttleston Motel area for a car wash. Mr. Espindola announced that "American Freight" just came to Fairhaven, located at the old Sears Building. He said both appliances and furniture.

9. Next meeting August 19, 2021 TBD

Cathy Melanson made a motion to adjourn and was seconded by Mr. Espindola. The motion passed unanimously at 8:08p.m.

Respectively, Patricia A. Pacella