Submitted by: MCD
Date: 4/20/16
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Charlton Board of Selectmen / EDC Meeting
March 22, 2016 @ 6:30pm

COPY

Board of Selectmen: Chairman – Frederick C. Swensen, Vice-Chairman – Joseph J. Szafarowicz, Clerk – Cynthia B. Cooper and Member - John P. McGrath. Also present – Town Administrator – Robin L. Craver. Absent: Member – David M. Singer.

Present from EDC: Jay Detarando and Rich Cayer.

1. Open Meeting – Chairman Swensen opened the meeting.
2. Municipal Building Committee – Bump Outs. The Municipal Building Committee came forward looking for direction regarding the bump outs in front of the town hall. Does the board wish them to stay or go? Mrs. Craver stated in her opinion, they are a trip hazard and deter from the aesthetics of the building which now has a new sidewalk with a nice clean line. Highway has also expressed their concern over plowing with these in place. **Motion made to remove the bump outs, seconded, motion carries with 3 ayes and 1 nay.**
3. *EDC Ongoing projects*: It was noted that there are several large site specific projects along the Rt. 20 corridor that are moving forward such as the Treehouse brewery manufacturing facility. It is heading for Planning Board site plan submittal within the next month. The Nichols Industrial Park has begun site clearing the past few weeks and is heading to the Planning Board in the next month for site plan revisions. The very large scale 80,000 square foot or larger manufacturing/warehousing facility that they don't have permission to announce the name is moving forward, working with the Planning Board and Planning Director as they prepare their site plan application.
   A few additional projects in field development worth mentioning include but are not limited to:
   - Barkwood Inn Expansion, adding 4700 s.f. to the existing 7000 s.f. building
   - Lemanski new Commercial Building on Rt. 20 (5000 s.f) across from CVS recently received Planning Board notice to proceed as well as their building permit.
   - Green Boys Landscaping Building on Rt. 20 (8400 s.f) is commencing construction
   - Putter's Miniature Golf on Rt. 20 continues active Springtime construction and will be completed and open as soon as possible.
   - Niche Hospitality, Inc. light manufacturing facility located on Rt. 169, next to Incom is now up and running.

   Commercial Solar Arrays:
   - Fifteen commercial solar generation arrays have been approved to date by the Planning Board and are either on-line or in construction, totaling approximately 33 Megawatts, resulting in approximately $453,499.80 in annual tax revenue to the Towns.
   - Several additional commercial solar generation array facilities are in the Planning Board site plan application pre-application design pipeline, working with the Planning Board and Planning Director on site design items.

   Village District:
   - Added 500 acres at the October Town Meeting to the Village District Zone, with development opportunities planned for the Overlook and Miller properties, plus the smaller Bond parcel (2 acres) and the St. Joseph's Church site.
   - Ongoing pre-application site plan design for the "northern anchor" Village District project, a 10,000 s.f. mixed use building.
   - Ongoing pre-application site plan design for the "southern anchor" Village District project, a 28,000 to 30,000 s.f. mixed-use building.
4. May 2016 Annual Town Meeting

The EDC and Planning Board are jointly sponsoring tow town meeting warrant articles:

1. Allowing in the IG and CB zones commercial self-storage facilities via site plan review. Mr. Ralph Nichols is proposing the first one in his upcoming Rt. 20 industrial park.
2. Allowing auction house businesses in the Village District, via site plan approval, at the request of developer Ken LeBlanc who wishes to include an auction house tenant in his upcoming commercial development in the Village District.

The EDC continues to work with the Planning Board and Planning Director on implementing additional recommendations from the May 2015 Village District Study, including working through the Mass DOT Complete Streets Program for Village District sidewalk construction grant money. Adding Village District sidewalks will further business commitment to the Village District.

In addition, the Planning Board and EDC are in the very early discussion stages with Liberty Utilities regarding their interest in natural gas system in Charlton and nearby communities. Liberty is analyzing two sites along Rt. 20 in Charlton, either one of which they may pursue for eventually off-loading of natural gas from the Tennessee Gas Pipeline.

Other Business – unknown at time of posting

5. Adjourn – **Motion by Mr. McGrath to adjourn, seconded by Mr. Szafarowicz, motion passes**.

Submitted by:
Mary C. Devlin
Administrative Assistant

Accepted by:

Frederick C. Swensen, Chairman

Joseph J. Szafarowicz, Vice-Chairperson

Cynthia B. Cooper, Clerk

David M. Singer, Member (absent)

John P. McGrath, Member