**DOWNTOWN DEVELOPMENT COMMITTEE** **(DDC) MEETING MINUTES**

**March 4, 2019**

**In Attendance:**  April Pagnoni (Secretary), Marilynn Borst and Jack McClintock

**Not in Attendance:** Jim Fraser, Sheila Orsi

**Meeting Opened:** 6:32PM (April Motion Marilynn 2nd).

**Minutes from 2-19-19:** Motion made by Jack 2nd by Marilynn to approve minutes as

written.

**Heidi Hunderup:** Not in attendance but Sheila and April will reach out regarding next

meeting.

**District Location Technical Assistance 2019 Grant Application:** Need to come up with strategy planning. Media and marketing. Thoughts and suggestions? What next?

**Complete Streets Application:** Sheila was able to get the signed Complete Streets Policy to CMRPC. We are ready for Tier 2. What is next step?

**FOTH:** Kerrie has toured the Town House last summer. Would love to see it again.

Marilynn shared an email regarding a meeting scheduled for 3-20 @ 10AM with the Western MA Historical Commission Coalition to discuss Adaptive Reuse of Historic Buildings. Any one attending?

**Jacob Knight:** Any one have any contact information about the family or how to get in

touch with trust or family about process for utilizing his illustrations of NB for

marketing purposes.

**Zoning:** Bill King the Chairman of the Planning Boad joined us for our meeting. Current members are he, John Tripp, Michelle Petraitis, John Turner and Jason Spagenburg (sp). He provided lots of helpful (very detailed ) information on zoning in the Town of NB. He is very willing to come back to other meetings if we feel it will be fruitful. He said that “Spot Zoning” has been “outlawed”. He said we had a lot of it in the past but working to eliminate this were they can. He indicated that we have a bad zoning map and bad zoning by-laws. He said this stemmed from business people on the Board in 70's and 80's. He said we had spot zoning every where ie business in a residential area.

He said that the Cook Property is owned by the Lamountain Trust (family) of Oxford and I t is perhaps for sale. He talked about Downtown overlay district is from Hucks to Bank.

He talked about mixed use development commercial property on one level and residential

on other level (Adams Block etc.). Can have cafes, professional offices, financial institutions. He said that permits can be granted for small scale retail 4000 sq feet for entertainment, indoor recreation, Outdoor market, bed and breakfast and restaurants.

He talked about Statz becoming a convenience store but the voters voted it down as they

say it is residential but those businesses have been grandfathered in. Timeout has been

discussed about convenience store/gas also perhaps medical or rec recreational marijuana

facilities. The town has expressed interest through voters that they want this. There is

meeting at Senior Center Thursday which will include 14 page of amended bylaws. He

also talked about the commercial solar fields in town. There are currently up to 14

possible commercial solar fields. 10 have been approved at this point.

**Langevin Red Building:** Who owns it? Mr. Bagda from Paxton. He would like to sell this property. Richard Paquette contact person perhaps?

**McGrail Property:** Is this a building on historic register in the Town? Brendan Avery or

Gene Caille perhaps? Planning Board has been talking to Mark McGrail about this. Gas station convenience store?

**Blighted Properties:** Concerned citizens about this should go to assessors office and

find out where the tax bills go and can contact Board of Health and see also see if they

have gone to tax title auction.

**USDA:** Lyndon Nichols, may have programs that may be appropriate for NB. He may be attending the 3-18-19 meeting.

**Main Street Principles:** Mainstreet.org Kerrie will send link. What would be solid

fit for North Brookfield. Inventory of what is downtown. Did we get this link?

**Home based buildings in town:** How many? Sheila Buzzell and Tara Perry are working

on a list at this time. We received list last week is this accurate? Some appear to be home

based others are not???

**Non-profit organizations in town:** Sheila Buzzell and Tara Perry working on this too?

**Green Communities:** Copy of email from BOS that they have looked into in the past but found it cost prohibitive but if we obtain more information they are willing to look into in further.

**Memorial Day:** Jack brought some thing David Libby Jr. Is looking to try to do to coincide with Memorial Day Festivities and Parade. There may be some people from NB that had to do with creating the Constitution. He will forward mail to us.

**Old Business:**

**New Business:** Ethan Melad welcomed to the group. April had emailed him to tell him

to write a letter to the BOS expressing his interest in joining the group. April also emailed Leslie from the BOS of this and she said as soon as she gets it she will get him before the BOS to be appointed and then sworn in by Town Clerk. Jim Buzzell from the FOTH wants to come to meeting to fill us in on there process. May be here tonight. April received email from Mark Kablack expressing his interest in purchasing 193-197 North Main Street and would like to come to meeting to find out what DDC is trying to do.

Yellow building on Gilbert Street for sale?? Other emails of interest.

**Next Meeting:** 3-18-19 @ 6:30pm

**Adjourn:** April made motion Jack 2nd 7:48pm