

## **Business Park Development Committee**

### **Northfield MA**

#### **Meeting # 5 Minutes**

1.The meeting was held in the Town Hall on Wednesday April 17<sup>th</sup> 2019 at 5 pm as advertised.

Present : Jack Spanbauer; Steve Seredynski ; Shawn Foster; John MacDougall . Barry Bordner sent apologies owing to a business conflict.

2. Minutes of our Meeting #4 were proposed, seconded and approved for filing as circulated.

3. Chair Bordner , prior to the meeting , provided the committee with an updated version of the two page Compendium in preparation for submission to the Select Board. Both Jack Spanbauer and John MacDougall had some minor wording clarifications and/or additional insertions to suggest.

We discussed the points, agreed that while minor they may be worth submitting back to Barry for his consideration in a subsequent update. There is certainly time for review as appropriate before the planned approach to the Select Board after the May Town Meeting—see next items.

4. Jack Spanbauer reported on a short conversation with Town Administrator Andrea Llamas on outreach to FRCOG . The calendar implications of preparation of a serious submission to CEDS in a form likely to generate a favorable outcome of a financial award for support of a Business /Light Industrial park in Northfield, however well designed or suitable to both our community and the County as a whole, will almost certainly require considerable coordination through her office.

We agreed that she should be invited to join our next meeting to consider how this priority may be positioned within the mix of tasks facing the new Select Board after the May Town Meeting on 5/6.

5.This consideration lead to the date of our next Committee meeting being suggested as May 15<sup>th</sup> 2019, rather than May 1<sup>st</sup> ( Chairman Barry Bordner's approval is needed for this posting to be executed).

6. Some discussion followed on the possible inputs required of this committee in considering potential sites to be explored and evaluated. By reference to existing County Business and industrial parks it seems individual parcel sizes average some 6-10 acres, and so if 7-9 businesses were to be co-located in a common development, an ideal site plan might need to significantly exceed 40 acres. Few such lots exist within the confines of Northfield's geography- so the eventual process of acquisition of control to support a CEDS application is likely to require both careful negotiation and calendar time.

**Minutes Proposed : S Seredynski**

**Seconded : S Foster**

**Date 5 / 15 /2019**