

Economic Development Committee
Meeting Minutes
Monday, 23 July 2018 Meeting
8:00 am

Attendees: Chair, Jim Patacchiola Secretary, R. Mapp
Richard Maki BOS, Maureen Cranson
TA, Ross Perry P. Cathcart

Guest: Lex Thomas

Non-attendees: Treasurer, Brian Kindorf Vice Chair, Mike Pineo

Call to Order: 8:00 am

Minutes of 25 June 2018 meeting. Approved as written:

1st: J. Patacchiola 2nd: R. Maki All in favor

Telecon:

Call with Victoria (Tori) Luksha regarding a potential purchase of the Sterling Inn. She seeks assistance from the EDC.

Questions to Ms. Luksha:

M. Cranson: Do you have experience in dealing with distressed properties.

A. She has worked on proposal for transformed property. Worked on project, but not hers.

?. Where is your current location:

A. Indianapolis

? Monies for project?

A. ~\$1M+ (expect to complete Reno) Hasn't seen the property. Former Sterling resident. Expect 1.5 year project. Would like to move fast.

?. Do you plan on moving back to run the project.

A. Plans to return to the E. Coast.

P. Cathcart

Positive note. Love to have someone come in to fix the property up. We have good leadership in town to get support.

M. Cranson.

Suggests she contact E. Perkins of Pandolf-Perkins. R. Perry will send info via em.

P. Cathcart.

BOS have form a Master Plan Committee. ? We would like to maintain the character of the town. What are your ideas for the Sterling Inn property.

A. Will keep to Sterling's historic architecture.

J. Patacchiola:

Excited Ms. Luksha is interested in the property. We meet monthly and will be happy to help where possible.

Further on conversation among Committee only.

Parcel consists of 3 parcels; vacant land, house, and Inn. Property owes back taxes of approximately \$207,000. (Ms. Luksha was not surprised by this figure and expected it to be more). R. Perry stated that the Town could start the process of collecting the back taxes....this could be an incentive for the owner to sell the property.

L. Thomas Sterling Choice Update:

- Presented a mock up of a brochure to "Make the Sterling Choice". It is intentionally left neutral in content to maximize the usage. If it should need to be more inclusive at a later date, we certainly can do so.
- She entertained a scout from Hollywood for an upcoming movie starring Merrill Streep and Emma Stone, "Little Women". The Scout was looking for a location. L. Thomas took him to various Sterling spots. He seemed interested and took much information back to Hollywood with him.
- Make the Sterling Choice Breakfast was discussed; date, continental breakfast, who shall we invite...also reaching out beyond Sterling's borders. Suggested time 7:30 - 9 am. M. Cranson will contact the country Club for more information.
- We should approach Sean Hamilton (SMLD) to partner with us.

Sterling Pride:

- Conversation regarding a Sterling Pride Clean-up for 22 April 2019, Earth Day (tentative date.) R. Maki will get back to Committee next month with a date. Gloves, bags, etc. remain from this year's Clean-up day for next years use.
- Town Beach: Committee will call meeting this week, meet with R. Perry. P. Cathcart will report at next meeting.
 - Parking needs must be part of package of things.
 - Need Civil Engineer to determine problems with drainage. This should be done first. The Committee will contact B. Roberti to see if she can attend the next meeting.

Budget update. B. Kindorf, Treasurer

- No change. \$13,500.00 remains.

Town Activity: M. Pineo**Town Planner:**

- The Planning Board provided the job description to the BOS. Still remains question as to who this person will report to. BOS suggests the person report to the Town Administrator because the TA is a full time position and the Planning Board meets twice a month.
- The BOS will tweak on Wednesday at BOS meeting
- L. Thomas stated she would like to publish information on the Town Planner in the next issue of the Meetinghouse News on 8 August 2018.

Farmer's Market:

- No Input

Master Plan Committee

- A group of approximately 20-30 people comprise the Committee. The Committee meets monthly.
 - L. Thomas asked: What do you envision that the present Committee will accomplish prior to the TP's arrival. Will he/she have their own ideas.
- M. Cranson stated that the Committee is getting it ready for the TP showing where priorities will be.

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BOS Report/Update: M. Cranson

Abandoned/Nuisance Property. R. Perry

- Fred Aponte, Operations Manager will be starting 1 July 2018.
- EDC Sub Committee met last week the continued with the list of properties, added additional properties.
 - Sterling Inn issues are very complex.
- Zoning, tax issues, etc. Should the EDC handle this issue?
- M. Cranson. Send issues to the BOS. Push for Tax, BOH, Fire (Chief will talk with Sub Committee when he returns from vacation)
- **EDC Sub Committee** (P. Cathcart, R. Maki and M. Pineo)
 - B. Kindorf will look into the Santander property to determine what their plan is for the vacant bank.
 - B. Kindorf not at current meeting... will report at August Meeting.
 - M. Pineo will the MRPC to look into doing a Traffic Study. He will look into the cost of the Study.
 - M. Pineo not at current meeting. will report at August Meeting.
 - Update: R. Maki contacted the Chief-of-Police to determine if they conducted a traffic study for the downtown area. Chief Chamberlain stated no such study has been done.
 - Committee will meet with B. Tuttle about Town Beach. What our vision is.
 - Country Club area. B. Tuttle needs funding. (CSX...)
 - M. Cranson suggest P. Cathcart call Matt Marrow re; track, pollution, water,,, issues.
 - B. Tuttle will do what he can with the resources he has. Committee will meet with DPW Board.
 - Building Inspector is making progress.
 - Need help with Appletown Market (BOH?)
 - Worcester Street Garage has prospective buyer. Owner would like to renovate and perhaps a new building.
 - Sara has taken action on Albright
 - Quadrangle C. Club, Albright, Pratts Junction drainage.
 - Still pursuing Nuisance properties.

On Going Projects.

- All Boards Meeting. Will there be a follow up.
 - Richard Maki would like a meeting with other boards to discuss items that the EDC is working on to determine who should pursue joint issues..
- P. Cathcart suggested putting signs up with "Littering" signs.
 - R. Maki spoke with the Chief Chamberlain who is in favor of posting signs. It will help them enforce fines if it is posted.
 - Questions open: Where should they be placed.
 - Check with DPW for their sign manufacturer
- R. Perry will look into delinquent properties.
- R. Perry will continue to pursue with the Building Department. Where do we go from here?
- Worcester St. Garage--a potential buyer. ? if there is some way to give owner incentive to reduce the cost. The price is too high.

Parking Update.

- R Maki stated they need to know the # spaces to give reassurance. Conversation about contacting WPI to inquire if they had an Intern Program for students to work in the community.

Town Center Revitalization Project

- 2012 plan needs to be resurfaced and updated.
- Sidewalk plan 2-3 years out Sewer plan 5-10 years out.
- B. Kindorf would like to revisit this information in the next meeting.
R. Perry will bring plans out.

Next MEETING:

☐☐ **Monday, 27 August 2018, 8:00 am. BOS Mtg. Room**

Adjourn 10:42 am

Motion R. Mapp

2nd. R. Maki All in favor.