

Economic Development Commission Meeting Minutes - February 28, 2022 @ 6:30 pm

Committee Chair: Susan DiPesa

The mission of the Economic Development Commission is to enhance the existing business community, attract new business, attract new customers, and encourage redevelopment and new development as may be advisable in order to increase the Town's property tax revenues, income, job base, and overall economic health.

Date: February 28, 2022 at 6:30 p.m.

Location: Zoom

Attendees: Sue DiPesa (chair), Susanne Hofmeister (co-chair), Geena Savage, Fran McMillen, Matt Nelson

Members of the public: Seth Pfeiffer (SciTV), Karen Canfield (Select Board), Freya Schlegel (Water Resource), Lynda Ferguson (Advisory Board), Matt Elder (Greenbush)

Minutes of Last Meeting: Susi makes a motion to approve the meeting minutes from January, Fran seconds it. All in favor (after roll call, Geena is abstaining). Meeting Minutes from January 24, 2022 approved.

Call to Order: Sue DiPesa called the meeting to order at 6:33 pm.

Agenda:

Old/New Business:

- Call to Order
- Approve the EDC's meeting minutes - January 2022
- Review, approve and sign pending bills - Review approved bills under the Municipal Modernization Act

Chairperson Report: Sue DiPesa

Director of Planning Board: Kyle Boyd

Committee reports:

- SHARC - Paul B.
- Widows Walk - Jack M
- Sister City - TBD

Discussion: Business District Reports:

- North Scituate - Amy/Caitlin
- Scituate Harbor - Fran
- Greenbush - Matt Elder
- Sewer Update - TBD

Other Business:

Chairperson Report: Sue DiPesa: Kyle is not attending, so no updates from him. Fran gives an update about the harbor: The harbor master got \$ 1 Million for the town marina. The Mill Wharf's Marina and the Scituate Harbor Marina were both sold to the same company, TPG Group of Cranston, RI (<https://www.tpghotelsandresorts.com/marina-management/#>). This Company is new to the marina business, and they just purchased six or seven marinas between Rhode Island and

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Massachusetts. Now, all the fuel stations in Scituate are run by the same company. The Mill Wharf's Restaurant got sold, too.

Matt Nelson will get connected to Michelle and Kyle to help with the Town's website assistance. Sue talked to Patrick Kearney about the 1 Million Dollar for the Scituate Harbor and also about fundings for a new water treatment plant. Lynda reports from the Planning Board, that the plan for the new treatment plant cost \$50 Million. They are also working on getting NSV hooked up to the town sewer, but they think, Cohasset is not an option anymore. Another big item for the planning board to work on is the marihuana zoning. Marihuana is legal in Massachusetts, but Scituate banned it. So now, there are parties who submitted 6 or 7 different articles concerning the zoning and the repeal of the general ban on marihuana in town. The residents have to vote on holding the ban up, or not. If the residents vote to dismiss the ban on marihuana, we need a zoning law or bylaw, where and what is permitted in Scituate. Distribution, production, harvesting, etc of marihuana. There is no talk about a store or dispensary of marihuana. Residents should get familiar with this topic, because if the residents vote down the ban, but also do not vote for the zoning laws, then, people can put marihuana anywhere in town.

Freya Schlegel (Water resources) gives an update on the water treatment plant project. Originally, the new water treatment plant was based on the Falmouth treatment plant, but water testing came back and the Scituate water is so different, that they have to go in a complete different direction. This project will cost \$50 Million and they will ask for this money at the next Town meeting in May, minus \$5 Million, which will be used from the Arbor funds, which would result in a \$398 raise in taxes. Karen Canfield reports that they are looking for any funds possible. Unfortunately, all 351 towns in the Commonwealth are applying for the same money.

Update on the Scituate Visitor Center- Sue DiPesa: The SVC is partnering and combining efforts with the Irish Heritage Trail. The SVC got a new person for social media and she is doing a great job with posting. The SVC would like to partner with the Chamber of Commerce. The SVC is waiting on the final video of the town. It is a 6 minute video of Scituate, done with the company Viewpoint. The final edition will be ready in April or May, just in time for tourist season. Sea Plymouth is very supportive. SVC will come to the Select Board to give a presentation in the next two months. SVC is joining a float with the Irish Heritage Trail at the St. Patrick's Day parade.

Sewer update - Karen Canfield: Cohasset and Scituate officials met last week and they basically agreed on a letter of understanding: Scituate will connect to Cohasset, they will come down South Main Street, through North Scituate Village, up Border Street into Cohasset. A 140,000 gallons per day will be pumped to Cohasset and they will pump the same amount to Hull. Scituate will pay Hull directly. This piece of paper has been sent, and April 1st is the deadline for Cohasset to sign this. If they sign this, we are going into engineering with them. There is a lot of money in it, it is regional cooperation, it is infrastructure, it's economical development, and it is transportation support. They want mixed development at MBTA station, so that makes this project very competitive for the funds application. That is compelling for Cohasset, and they won't be able to clean up the Gulf River, if Scituate does not sewer the houses along the Gulf River. Plus, sharing the cost of the project is another bonus for Cohasset.

The discussion came up to use the sewer lines under the train tracts, but the DPW opposes this. First, those pipes are under the tracts for the last 15 years, and we do not know in what conditions they are in and second, if they need maintenance, it would be very difficult to get to them, because they are on MBTA grounds and the train service might be interrupted. Another discussion came up, about a letter sent to abutters along route 3A, from Stop and Shop all the way down to Henry Turner Bailey Road. It was not clear what this letter's content was, if it was for a sewer line to go

in or rather for electrical cable for a new traffic light at the intersection for HT Bailey Road. Tomorrow night is a select board meeting, and there will be a presentation about coastal resiliency and harbor protection. This will be a starting point of conversation for the upcoming capitol plan for Scituate. The Old Jamie Pub's property is falling more and more into disrepair. The construction fence is broken and laying on the ground. The town can not do a lot about it. The tax lien is resolved.

Committee reports:

- **SHARC - Paul:** Paul is away, but he is still waiting on MBTA to approve the funds for the SHARC design. The Scituate Visitors Center and the Irish Heritage Trail met with the TA Jim Boudreau last week, to request for use part of the Pier 44 building as a brick and mortar from May to mid October 2022. SHARC was asked for their opinion, and so was the recreation department, which also uses parts of Pier 44. The TA is supportive of it, but he wants to get an okay from SHARC first.

Widows Walk- Jack: Jack is not in attendance, but Lynda reports that there was a change in the RFP for the restaurant at Widow's Walk and that the town received multiple interests.

Discussion Business District Reports:

Greenbush - Matt: MBTA lot looks different every day, 3-4 different buildings are built on that lot. The gas station looks finished from the outside. There is a drama on Facebook about Gunther's Tootsies. A disgruntled employee talks about the sanitation process, another employee refuted it. There are reports of food being taken out of the garbage and served. Maybe, there is a board of health investigation going on. This is terrifying for any business owner, because facts do not count anything anymore. Business are recovering from the pandemic, and getting all this negative press is not helping anyone. There are rumors about a new business going in at 7 New Driftway. There is a plan to build a condominium complex there.

North Scituate- Amy: No updates on NSV, Amy is not in attendance.

Harbor- Fran: Besides the sold of the marinas and the Mill Wharf's, there are no news.

Sister City - Geena: Tickets for the fourth annual corned beef and Irish dinner at the Tinker's Son in Norwell are available through eventbrite. They use it as a fundraiser and it will take place on March 23, 2022 at 6 p.m. Lynda suggests to choose a location in Scituate for this dinner in the future, because it is a sister city of Scituate, so the business should stay in Scituate.

Friends of NSV: We are still waiting on information of the RFP for the North Scituate Train Canopy. We have two contractors very interested in bidding on it and we really need to get this RFP out. On a side note, two of the banners on the victorian lights in NSV are missing.

Next EDC meeting: April 18th, 2022

Adjournment 7:31 pm Motion to adjourn from Sue, second by Fran, all in favor after roll call.

Respectfully submitted: Susanne Hofmeister 03/16/2022

Approved 3/16/22