**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

Meeting Held at the Meeting House

August 25, 2020

Present: Mason Parker, Ray Cilley, Norm Nickerson, Janice Pack

Mason opened the meeting at 6:35 PM. He said he doesn’t mind being the Chair to start, but hopes someone else will step in to fill that role. Other members were discussed; Norm suggested collaborating with the Broadband Committee. Those present hope that more people will participate.

Mason nominated himself for Chair; Norm seconded. All were in favor; motion passed.

Ray nominated himself for Vice Chair, Mason seconded. All were in favor; motion passed.

Janice will be the Secretary.

Norm is concerned about what EDAC’s focus will be; he would like to suggest we focus on Crotched Mountain. Mason said there is supposed to be a big announcement this week. He has spoken to the Planning Board and they are working on 3 ideas for the Crotched Mountain Rehabilitation and Education District:

* Leave it alone
* Repeal it
* Look at it and come up with another revision

They’ve reviewed the Ordinance and have noticed some hiccups. One is where it says there are no limits to the amounts of buildings that can be on the lot. The purpose and intent would speak to allowing services for those with special needs. The Planning Board would like Mason to ask Town Counsel if that means that everything that comes after needs to be for special services. If Crotched Mountain folds and is no longer there, does it negate the zoning district? He is also supposed to ask if someone else buys the property, if they aren’t special services, can they still utilize it? There is a lot of confusion about easements, too. Can it be subdivided for sale?

Bob Marshall told the Planning Board that they’re asking Avitar to reassess the property. Mason invited all to come to the next Planning Board meeting and join in their discussion. While some are content to sit back and wait to see who might be interested in purchasing the property, Mason thinks we might want to move forward now to revise the Ordinance as to what Greenfield wants. Ray suggested that we be patient and see what comes out this week. If the Town took a hard stand on the taxes, it could kill the deal. The Town should say that they want to see the new owner grow and flourish; they should be willing to work with any new owners. Mason asked Bob if EDAC could be part of any discussions regarding Crotched Mountain, and Bob said he hopes we will be able to, but he doesn’t always see the agenda until the morning of the meeting.

Ray noted that the Town has adopted 79-E. He hopes the Town will look at the other options which have not yet been adopted. There are a number of things that the Planning Board could be looking at to bring before the body at Town Meeting. This Committee could work on recommendations for the Planning Board.

Action Items:

* Janice will email the tax cards for the Crotched Mountain Foundation properties and email them to the Committee.
* Mason will reach out to Aaron regarding the other RSAs that we could encourage the Town to adopt.

Ray thinks this Committee needs to get a seat at the table to assist the Board in making decisions for the future of Crotched Mountain. We need to recruit more people to get involved. We need to work on Downtown Revitalization. We’re starting to see improvements; however, there are 3 properties in the Village District who are way behind on their taxes. He’d like to understand what the situations are with those properties, and how this Committee can help facilitate things.

Ray thought the Planning Board might want to consider a revision in the Downtown District with a minimum half acre lot. The recommendation in the Charette was to make the Downtown District Ordinance a quarter acre lot.

This Committee will meet on the fourth Tuesday of each month, at 6:30 PM. Meetings will be in person at the Meeting House for now.

The meeting adjourned at 7:45 PM.