

Submitted by Jack Hunter

Minutes June 26, 2019 Hudson Economic Development Commission Meeting 6:30 pm.

3rd Floor Conference Room, Hudson Town Hall.

Meeting called to order at 6:35 pm.

Members present: Bill Sullivan, Tom Davis, Sarah Cressy, Chuck Randall and Tom Ricci.

Others present Kristina Johnson (Assistant Director of Planning & Community Development), Mike Manzo

Members absent Hugh Gardner; Chris Tibbals; Chris Ryan

1. Prospective new member

Mr. Sullivan introduced Tom Ricci to the EDC and asked Tom to tell the Board about himself.

Mr. Ryan reviewed his business in Hudson and stated he wanted to get more involved.

Mr. Sullivan thanked him for his interest and asked if the EDC had any questions for Mr. Ricci.

Having heard none Mr. Sullivan asked for a recommendation from EDC to the BOS.

Mr. Randall made a motion, seconded by Mr. Sullivan to recommend Tom Ricci to the Board of Selectman for appointment to the EDC. VOTE: Unanimous.

2. 43 Broad Street – The Landing at Hudson Mills

Mike Manzo introduced himself as one of the owners of 43 Broad Street which they have rebranded as The Landing at Hudson Mills. Mr. Manzo went on to explain his development history and all the efforts they have made to re envision 43 Broad Street. He mentioned the Rail Trail Cross Fit, and Out of Office work space among the highlights so far at the relocation.

Mr. Sullivan thanked Mike for coming to the meeting.

3. Town Updates

South Street – Ms. Johnson informed the Board that this project is just about finished with punch list items and final paving to Houghton Street.

River Walk - Ms. Johnson informed the Board that the Town reduced the scope of the River Walk project to just along South Street and rebid the design services. She was pleased to announce that BSC Group has been hired to design the project. She anticipated design and bid documents to be finished by the end of 2019.

Wayfinding – Ms. Johnson relayed to the Board that grant funding from DHCD has been secured to the amount of \$15,000 to conduct a wayfinding exercise for the Downtown. These monies will be combined with \$5,000 for the Town to include other areas both within the Downtown. The scope is to

examine and determine a branding design, identify locations and type of signage to be included to develop BID specifications for implementation. She hopes this will be completed by early 2020.

BID Update – Ms. Johnson and Mr. Randall updated the EDC on the progress the BID has made so far on their analysis of the Armory. They have hired a consultant to conduct a feasibility analysis as to whether it could be conformed to a “Regional Performing Arts Center” and hope to have a final decision of the BID for the BOS by early August.

Other Developments ???????

4. Zoning By Laws Update – Ms. Johnson conducted a PowerPoint presentation that outlines the issues and opportunities the Steering Committee has tackled in developing a comprehensive overhaul of the Zoning By Laws and maps. She went over the specific details of existing conflicts in the current by law, specifically where it doesn’t meet state and federal standards, reviewed areas that need enhancement and sections that the committee has decided to add.

The EDC expressed concern about parking ratios and encouraged the Steering Committee to make Zoning work for all users.

Minutes – 2.13.19 – On a motion by Mr. Sullivan, seconded by Ms. Cressy the minutes of 2.13.19 were unanimously approved.

Adjourn - Meeting unanimously adjourned at 8:05 PM.