

Submitted by Jack Hunter

Minutes February 13, 2019 Hudson Economic Development Commission Meeting 6:30 pm.

3rd Floor Conference Room, Hudson Town Hall.

Meeting called to order at 6:30 pm.

Members present: Bill Sullivan, Tom Davis, Sarah Cressy, Chris Tibbals, Chuck Randall and Hugh Gardner.

Others present Jack Hunter (Director of Planning & Community Development), Kristina Johnson (Assistant Director of Planning and Community Development), Chris Ryan

Members absent Nusrath Kahn

Reorganization

Taking the gavel Mr. Hunter asked for nominations for chair. On a motion by Ms. Cressy, seconded by Mr. Davis to elect Mr. Sullivan Chair VOTE: 5 in favor; Mr. Sullivan abstained

Mr. Sullivan thanked the members for their confidence in him and asked for nominations for Vice Chair. On a motion by Ms. Cressy seconded by Mr. Tibbals to elect Mr. Randall as Vice Chair. VOTE: 5 in favor; Mr. Randall abstained.

Prospective new member

Mr. Sullivan introduced Chris Ryan to the EDC and asked Chris to tell the Board about himself.

Mr. Ryan reviewed his work history in Economic Development and stated that he moved to Hudson about 6 months ago and wanted to get involved.

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

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

Mr. Sullivan made a motion, seconded by Mr. Tibbals to recommend Chris Ryan to the Board of Selectman for appointment to the EDC. VOTE: Unanimous.

Medusa Brewing Company – Possible TIF

Keith Sullivan owner of Medusa introduced himself and went over the genesis of developing and permitting the Medusa Bottling Plant for Houghton Street.

He explained the many challenges they have had and that they are very close to finalizing their financing which will allow them to break ground around April 15, 2019.

Part of their financing is to request a TIF from the Town which will allow for some tax relief over the next 10 years.

Mr. Sullivan expressed his full support for this exciting project and wished them nothing but the best.

EDC members had numerous questions about the building and process Medusa has gone through.

Ms. Cressy made a motion, Mr. Sullivan seconded to recommend that the TIF for Medusa Brewing be approved by the BOS and Town meeting. VOTE: unanimous

Town Meeting Articles

Mr. Hunter and Ms. Johnson went over the three zoning articles going before the Spring Town Meeting.

Mullahy's Beer and Wine license - – Mr. Hunter explained this was an article asking Town Meeting to petition the legislature to grant a Beer and Wine license specifically for Mullahy's Cheese Shop on Main Street.

Ms. Cressy said it was unusual to petition for site specific licenses but was generally in favor of it. EDC took no action on this article.

Downtown Liquor Licenses - Mr. Hunter stated that this petition was to ask Town Meeting to petition the legislature to grant 5 Liquor licenses specifically in the Downtown Zoning District. EDC had much discussion about this article but took no action on the article.

Rotary – Mr. Hunter and Ms. Johnson went through timeline on all the efforts made by the Rotary Committee to develop a consensus on design and the many efforts made to get funding for the project. As they stand now they are \$800K short and the article is asking the Town to fund the remaining monies for the project.

There was considerable discussion about the project centered on the design and how it should proceed.

Mr. Sullivan made a motion, seconded by Mr. Randall to support the Rotary article at Town meeting. VOTE: 5 in favor 1 against (Davis).

Town Updates

South Street – Ms. Johnson informed the board that this project is just about finished with punch list items and some additional paving being set for the spring.

Comprehensive rezoning – Mr. Hunter mentioned that our committee has been meeting and real progress has been made. He expects a formal presentation to EDC in the summer of 2019.

Other Developments – Mr. Hunter updated the EDC on 15 Broad Street, EH Perkins over 55 project, 34 Tower, the Armory, 43 Broad Street and 71 Parmenter Industrial Subdivision.

Minutes – 11.14.18– On a motion by Mr. Tibbals, seconded by Mr. Randall the minutes of 11.14.19 were unanimously approved.

Adjourn - Meeting unanimously adjourned at 8:05 PM.