



# Town of Pepperell

## Economic Development Advisory Committee

1 Main Street, Pepperell, Massachusetts 01463-1644

### Minutes – September 16, 2021 Meeting

#### **Committee Members Present:**

Stephen Themelis, Chair  
Joyce Morrow, Clerk  
Chet Babineau  
Bruce Bonnevier  
Kelli Ann Kinney  
John Masiello  
Chuck Walkovich

#### **Committee Member(s) Absent:**

#### **Additional Attendee(s):**

Jennifer Gringas

Meeting Convened at 6:08 PM. Pledge of Allegiance took place. Meeting was recorded.

#### **1. Minutes of August meeting**

Minutes of the August 19, 2021 meeting were approved.

#### **2. Discussion**

Chair called the meeting to order and asked if there were any comments for discussion. Ensuing discussion focused on the MPIT spreadsheet identifying EDAC involvement. Clerk read each ID # topic and status. Discussions evolved around the status of each and what work could be done to further any outstanding goals. For the most part, it was determined that many of the EDAC goals had been worked on in 2019 and brought to a temporary close because we are waiting for more information regarding the LRRP and One Stop For Growth Expression of Interest initiatives. Many of the MPIT goals and objectives focused on the results of these grant applications. In addition, any further project work involving the beautification and revitalization of the Rail Road Square, Main Street Corridor, and Peter Fitz were contingent upon our receiving funding from the State with respect to these initiatives. Further, through the DLTA funding and Pepperell's ongoing relationship with NMOG, a number of initiatives (e.g., Wayfinding, Branding/Marketing, Design Guidelines) were in progress with no action required by EDAC members at this time. Until we have

concrete details and renderings to share with downtown property owners, business owners, and residents, EDAC members have limited tools with which to proceed with any action items.

In the interim, Mr. Babineau agreed to work with Mr. Bonnevier to gather the names and contact information for the current property owners in the Rail Road Square business district. In addition, it was agreed that they would reach out to Mr. Razzaboni and invite him to a future EDAC meeting. Mr. Razzaboni is a key property owner, a past business owner, and resident of Pepperell for many years. His insights and visions for the Town spot on and pretty much on par with current EDAC discussions under way. All members believe that having Mr. Razzaboni informed about the current initiatives and thinking regarding the changes in the wind for Rail Road Square will help in soliciting favorable responses from other property/business owners and residents particularly for the next Town Meeting for which votes may be solicited in connection with any zoning et al changes to be proposed.

Ms. Gringas, Pepperell's new Town Planner, attended the meeting and briefed members of her past two weeks on the job, and what her short-term goals were. She is currently reviewing a lot of the existing Planning Department documents, meeting with many of the various boards, committees, and commissions to gather details on their priority projects so that she can intertwine them with her goals and objectives for the short term. Ms. Gringas stated that she is working on developing a presentation for Fall and/or Spring Meeting which focuses on the many initiatives she believes need top priority and consent from Pepperell residents. Zoning, rezoning, changes of use updates, and other town planning objectives are on her immediate radar.

Chair asked members if they had any questions or other items they wished to discuss. He then read an email announcement regarding the CPA (Community Preservation Act) presentation to take place Monday, September 20<sup>th</sup> at 6:00PM. Both he and Ms. Gringas encouraged all to remote in and learn about CPA. Mr. Gringas confirmed the importance of enacting this tool and encouraged everyone to learn more about it and support the initiative for the better of the entire Town.

Chair asked if there were any more items for discussion.

Chair then asked for a Motion to Adjourn.

### **3. Adjournment**

Motion was received and approved to adjourn at 7:19 p.m.

### **4. 2021 EDAC Meeting Schedule**

October 21

November 18

December 16