



Town of Pepperell Economic Development Advisory Committee

1 Main Street, Pepperell, Massachusetts 01463-1644

Minutes – October 14, 2021 Meeting

Committee Members Present:

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

Committee Member(s) Absent:

Bruce Bonnevier

Additional Attendee(s):

Jennifer Gringas, Town Planner
Margaret Scarsdale, Select Board Chair

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

1. Minutes of August meeting

Minutes of the September 16, 2021 meeting were approved.

2. Discussion

Chair called the meeting to order and asked if there were any comments for discussion. Chair welcomed SB Chair Scarsdale and Town Planner, Jennifer Gringas.

Discussion started with mention of the MPIT/EDAC spreadsheet update. Chair asked Clerk if the spreadsheet had been submitted to Deb Fountain based on discussions covering the subject at last month's meeting. Clerk confirmed that the spreadsheet had been updated and submitted to Ms. Fountain. Chair Scarsdale indicated that one of her primary goals on the Select Board focused on economic development for Pepperell and wanted to be sure that we were all on the same page.

Chair then brought up the *Destination Groton* report and asked the Clerk if EDAC members had received a copy of it. Clerk confirmed that she did send the report to all

EDAC members. Chair confirmed that he read the report and found many of the points were similar to/the same as Pepperell. That is, little commercial space/opportunities for growing small businesses to attract tourists visiting the area for Indian Hill, Lawrence Academy, and the Groton School. He also mentioned that Groton had identified the Route 119 corridor as being an area for any potential future development. Members agreed that Pepperell was faced with the same issues and that Route 119 needed to be tied into abutting towns as a business corridor or BID.

Pepperell's new Town Planner, Jennifer Gringas attended the meeting and briefed members using a PowerPoint presentation of the *Adaptive Reuse Overlay District* draft that she has been working on and presenting to other Town committees. Chair and Clerk raised some questions which Ms. Gringas responded to and comments ensued on whether to keep area as identified in the presentation or to consider expanding the Bylaw throughout the Town. This subject is ongoing and there has been no definitive conclusion as of yet.

Chair asked members if they had any questions or other items they wished to discuss. Ms. Kinney talked about her visits to many of the farms which participated in Farm Day. She said it was a successful day and that she was glad to have had the opportunity to visit some farms she didn't know even existed. Ms. Kelli also talked about the vast equine community in Pepperell and that there is a lot of work ahead for getting equine owners together and working to market equine activities in Pepperell for visitors.

Clerk indicated that while many voices have consistently mentioned wanting Pepperell to be a destination Town, she would like to see more development and events planned around farms, conservation lands, and other places similar to what other communities are doing like pumpkin festivals, horticulture/gardens with sculptures along walking trails, etc. Pepperell needs more investors/entrepreneurs/artists, etc., willing to create places of interest/beauty to market for more tourists to visit and spend money in Town. All of these potential tourist draws will create jobs and quality of life for Pepperell residents.

Chair asked if there were any more items for discussion. There were none.

Chair then asked for a Motion to Adjourn.

3. Adjournment

Motion was received and approved to adjourn at 6:57 p.m.

4. 2021 EDAC Meeting Schedule

November 18

December 16