



RECEIVED  
TOWN CLERK  
HANSON, MA  
2024 MAR 21 AM 10:55  
*[Signature]*

## Economic Development Committee

Minutes of the Public Meeting of  
February 21st, 2024 at 5:30 PM  
Town Hall, Third Floor, Meeting Room A  
542 Liberty Street, Hanson, MA02341

### Members Present

- Laura Fitzgerald-Kemmett, Chairperson
- Kevin Cohen, Vice Chairperson
- Chris Ernest, Clerk via Zoom

### Absent

- Ken Sweezey, Member
- Dan Bathalon, Member

### Others Present

- Tony DeFrias, Town Planner
- Kimberly Cunningham, Economic Development Committee Administrative Assistant

### Call to Order

At 5:30 PM the Hanson Economic Development Committee was called to order by Chairperson Fitzgerald-Kemmett.

### Minutes

**Chairperson Fitzgerald-Kemmett stated:** *"I would like to announce for those that are in attendance, that this meeting is being recorded for distribution on the Whitman/Hanson Community Access Page. Play back times and other related information on this recording can be found on WHCHA.TV. Our audio is being recorded and will be published."*

**Chairperson Fitzgerald-Kemmett stated:** She has received text from Mr. Sweezey and Mr. Bathalon regarding their resignations from the Economic Development Committee and she will forward that on to Town Administrator.

## Approval of Meeting Minutes

**MOTION** was made by Mr. Cohen to approve November 8, 2023 Economic Development Committee meeting minutes. Motion seconded by Mr. Ernest. *Voted 3-0-0.*

### I. Discussions

1. *Presentation of Pedestrian Improvements Conceptual design for Main Street from Elm Street to High Street.*

**Mr. DeFrias shared the presentation on the overhead:** You are looking at what they call a 25 percent design, depicting sidewalks on both sides of the street, cross walks and wheel chair accessibility ramps. You can also see the cross sections which are about every 250 feet. It also shows where driveways are along with other roads that run into Main Street. This has been presented to the Planning Board and now the next step will be presenting to the Select Board so that they can also look at it. The Planning Board are in favor of having sidewalks on both sides of the street from Elm Street to High Street. Verdantas has provided the cost estimate for the construction of these sidewalks with asphalt sidewalk and concrete curbing which would work best for the Town to maintain at a later date. The cost is just over \$500,000 for one sidewalk and just over \$1 million for sidewalks on both sides of the road. This design will not require any easements to the current design and will be five feet wide on each side of the road. This design may be adjusted as we get to the 75 percent design based on the needs.

**Chairperson Fitzgerald-Kemmett expressed:** Her concern regarding the narrow sidewalk by the old Ocean Spray building.

**Mr. DeFrias responded:** The sidewalk will be five feet wide however, there may be some encroachment into the travel lane. In that case there would be removal of payment to install the sidewalk. The next step is to bring this before the Select Board so that they can examine it and then to get it out on to the Town of Hanson web page to share with the Citizens. Once the design work and the grant have been completed, the next step is to pursue another grant for funding the actual construction.

**Chairperson Fitzgerald-Kemmett asked:** What are our chances of receiving grant money for the project?

**Mr. DeFrias shared:** If we don't follow the route of Milton, and the grants are competitive, Hanson has a good shot as of anyone else for getting monies to construct this sidewalk. I am pursuing through the 2025 One Stop Program sidewalks from High Street to Route 58 with plans that were created in 2002.

**Chairperson Fitzgerald-Kemmett expressed:** This is great and I am excited about it. This is a very important foundational piece for Hanson towards anything else we would want to do in the future.

2. **UPDATE:** *Discuss Economic Development Committee Draft Outline.*

**Mr. DeFrias shared:** This is based on a discussion that was had within the Committee and was created to assist with how the EDC is set up and accomplished. I would take this under advisement and at the next

meeting bring any changes or edits that you would wish to see, then revise it and potentially vote on it down the line. It's a guide for the EDC to establish your goals and how to move forward in the future.

**Chairperson Fitzgerald-Kemmett responded:** I think this is helpful for us to mentally map the parameters of what the EDC is responsible for. It will help us stay focused and maintain our mission.

**Mr. DeFrias added:** Kim prepared this, she created the outline and put together the information based on edits and discussions that the Committee has had.

**Chairperson Fitzgerald-Kemmett expressed:** This is great Kim, thank you for putting it together, I really appreciate it.

**Ms. Cunningham responded:** You're welcome.

**Mr. DeFrias shared:** This could be the Economic Development Committee handbook if you decide it to be in the future.

### 3. *FY 2024 One Stop Grant Program Awards Update*

- Master Plan

**Mr. DeFrias stated:** I would like to give the Committee an update on the programs that we have been working on. Old Colony Planning Council has been working with the Town of Hanson on our Master Plan. They have been working with department heads, have created a Master Steering Committee, and there will be a second public hearing/ summit at Camp Kiwanee on February 29<sup>th</sup> to have public outreach. We will continue to forward on the Master Plan which needs to be completed by the end of June 2024. I do believe they are on target at this point.

- Pedestrian Improvements

*See minutes above regarding the Pedestrian Improvement update.*

### 4. *FY 2025 One Stop Grant Program Expression of Interest (EOI) update*

**Mr. DeFrias shared:** It's actually for the FY 2024 program and not 2025. There are three grants going on at this time.

- 0 West Washington Street – This location has a berm to be dealt with and is adjacent to the Industrial Park. We are working with a company called VHB and they are going to begin work out there to establish the wetland line, survey the property and creating preliminary plans to determine what can be achieved there. Whether it's a single business or a Business Park it is in the very beginning stages.
- Hawks Avenue – Yesterday we met with Verdantas at Hawks Avenue, and they will be doing a Brownfield Assessment of the property. We walked the property and they will begin working on the project soon.

**Chairperson Fitzgerald-Kemmett asked:** What is the process that they are going to go through and what area are they looking at?

**Mr. DeFrias responded:** They will take a visual inspection, and take samples of the ground soil. The majority of the work will take place in the wooded area. They will also examine around the buildings but we have reports that already show what has taken place in that area historically regarding clean up. It also looks like at some point someone had cored into the floor of the building to check the soil underneath the building. Verdantas hopes to start in the next few weeks and the project should take at least a couple of months.

I have begun working on grants for FY 2025 and have submitted interest in six projects. I have received feedback on all of them. Five of them met the criteria and the sixth one they were not interested in. I submitted for High Street for the front building, the sidewalks from High Street down to Route 58, creating a 40R Overlay, the last lot in the Industrial Park and Hawkes Avenue as an underutilized building. The last grant I shared interest in was for a generator for the Library and Senior Center but it does not fit any of One Stop's criteria. I plan to apply for grants through another company. Yesterday we received a letter from MASS Housing and they are going to give us a grant for the Philips Street property that is owned by the Town of Hanson. They did not share the amount of the grant but they will be giving us one for that property.

**Mr. Ernest asked:** Does the ability to get the One Stop grant depend on the study that is being done on the property or is that separate?

**Mr. DeFrias responded:** It's separate, I know that may be a question and that is why I put it in the EOI. The other thing is that it will be competing with High Street because it falls under the same grant. One thing that we do know is that it was testing and where the buildings are we know that there is historical documentation as for that was done for the clean-up.

- Starter Home District – This is also in the beginning stages but we do have a firm that will be working on this shortly. They will be looking town wide to see if there is any area where a Starter Home District may be possible. These would be homes that are 1850 square feet, some would be affordable and others will be market rate. Small lots with small homes, making single home ownership available. The town could create the housing but this will most likely be a private sector and a developer who would take this on.

**Chairperson Fitzgerald-Kemmett shared:** We have the Housing Authority who takes care of the housing that we currently have for seniors and affordable however, we don't have a group who is responsible for creating any new affordable housing. It will likely become a private party.

##### **5. Outline 2024 Goals of the Economic Development Committee**

**Mr. DeFrias shared:** This is pretty much the same as the draft outline that we discussed earlier so it is not necessary to discuss.

## **II. Board Business**

2023 Draft Annual Report review

**Mr. DeFrias shared:** I did not hear back from the Committee on making changes so I have submitted it. I was not sure if the Economic Development Committee had ever done an annual report in the past but I thought it would be good to do so.

**Chairperson Fitzgerald- Kemmett:** We definitely should do one, I think we should utilize every opportunity to let know people we exist and that we are doing things to help the businesses in Town.

**Mr. Cohen asked:** Do we have an update on the funds that we have in our account?

**Mr. DeFrias responded:** I do have access to that and can find out. You may want to see if the Committee could have access to a small budget.

**Chairperson Fitzgerald-Kemmett:** Also, if there are any specific parameters that it can be used for? I know we will need a budget since we want to start working with the Chamber of Commerce, create brochures and provide marketing in the future.

## **III. Next Meeting**

Next Economic Development Committee meeting is scheduled for March 20th, 2024, at 5:30pm.

## **IV. Adjournment**

The Economic Development Committee Meeting was adjourned at 6:19 PM.

Respectfully submitted,

*Kimberly Cunningham*

Administrative Assistant

Town of Hanson, Massachusetts



TOWN OF HANSON  
OFFICE OF THE PLANNING BOARD  
542 Liberty Street  
Second Floor  
Hanson, Massachusetts 02341  
Tel. (781) 293-9035

**ECONOMIC DEVELOPMENT COMMITTEE**  
**MEETING ITEM LIST 2-21-2024**

**Item # 1** - Minutes from the November 8, 2023 Economic Development Committee

**Item # 2** - Economic Development Committee Business Outline – Draft

**Item # 3** – Annual Report of the Town of Hanson Economic Development Committee