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SEIC Meeting Minutes

May 20, 2019 – Sand Hill School Community Center, 16 Dewey Ave., Sandwich, MA

In attendance: Dick Johnson, Hank Tuohy, Charlie Ritch, Daryl Crossman, Doug Cabral and Sandy Scannell

Guests: Tao Wolf, Mark Wisentaner

Staff: Ralph Vitacco

5:30 PM The meeting was called to order by President Dick Johnson

Charley moved to approve the minutes of the April 22, 2019 meeting, second by Hank, unanimously approved.

Charley presented the financial report with no changes from the previous month. Hank moved approval, second by Daryl, unanimously approved.

Dick and Ralph presented a draft power point presentation that would be presented to Union Studios at the workshop that was included in the DELTA Grant. The grant was to study economic development along the 130 corridor from Jan Sebastian to Snake Pond Road that would include mixed use housing, by-right zoning, commercial development and infrastructure including wastewater. Ralph informed the board that he had met with Union Studios and the Cape Cod Commission and that the first hearing would be June 5 or June 19. Dick emphasized that end result was to enter into partnership with MassDevelopment for the development of the South Sandwich Village Center (SSVC) and the process needed to start with District Improved Financing (DIF) designation. The DIF would allow the town to borrow funds for infrastructure based on the tax increase as a result the improved infrastructure. Ralph informed that board that a Mass Works grant would be included for infrastructure and that he had submitted a Planning Grant for a market analysis to MassDevelopment. Ralph also stated that the area would have to designated as Growth Opportunity Zone that would provide an tax incentive for private investment. Dick recommended that the designated area include all the commercial areas along 130, including Peterson's land, Landis land, Wisentaner land, Tsakalos land on Cotuit, SSVC land, and land now known as Sandwich Green (Old Forestdale Village). Ralph stated that it would be included if the stake holders participated in the process. Daryl questioned the process for the zoning changes. Charlie questioned whether the CCC would be finalizing the zoning changes. Dick stressed that the changes would have to approved by the Planning Board, Selectmen, and Town Meeting. Ralph informed that Board that the final step would be to apply for a Site Readiness Grant from MassDevelopment. Charlie questioned Mark W. about his presentation to the town officials and what was meant by approved zoning. Mark explained that it was a result of 4 years of study and conclusions made for future growth. Dick reported that he had a meeting with Dave Mason regarding wastewater and that Dave informed him that the use of the Base Wastewater plant would be determined by the end of June. It was noted that Mark W had presented an alternative for a private public partnership with Mark's group building the plant that would also include town services. Dick also mentioned that the water department has indicated that they would contribute \$335,000 toward construction of wastewater lines. Hank questioned the time line. Ralph stated three to five years and that agreements with Barnstable and Mashpee would also have to be resolved. Dick responded that if the plant was built privately and grants sort for the collection system that town funds would not be needed to until 2021 which could be provided by the WIIF.



Ralph stated that the WIIF vote went extremely well and that Dave Mason did a great job.

Ralph informed the board that RFP for Wing School was anticipated going out on May 29 and that approximately 20 developer had shown interest with a range of uses from an art gallery (for profit), commercial kitchen, and housing. Bids are due in two months and town meeting would have to approve final use.

Doug reported that Denise Dever had been selected as the new Director of the Chamber. Board members cheered the decision and mentioned that Denise had been active with the SEIC for several years.

The next meeting was scheduled for June 17.

Daryl move to adjourn, second by Sandy, unanimously approved

Approved

Sheila Palma

President SEIC

June 27, 2019