

**Norfolk Economic Development Committee  
Town Meeting Report**

October 30, 2007

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1. The Committee was jointly appointed by the Board of Selectmen and Planning Board in April and July 2007 and consists to five members. The members are Bob Nicodemus-Chairman, Ken Squires-Vice Chairman, Kim Eldred-Clerk, Mike Kulesza-Member and Jennifer Troutman-Member. The Economic Development Committee has had 8 meetings from mid-April through mid-October 2007.
2. The Economic Development Committee has established a Mission: To identify viable business alternatives that meet the service needs of residents, create a sustainable tax base and facilitate higher density development within the non-residential districts.
3. To date, the Committee has conducted preliminary research:
  - A comparison of other town centers, to understand their approaches to and considerations of mixed use development, density, and preserving town character
    - Identified land and buildings available for potential development,
    - Identified sources and resources that may be helpful in the future to promote Norfolk's Commercial-Business interests
    - Finally, done some preliminary legwork to better understand Norfolk's development approval process
4. The Committee is now focused on expanding its research in the following three areas:
  1. The Town's interests versus the interests of the development market
  2. How to best present Norfolk's assets which include housing density, household income, MBTA train station, etc.
  3. Comparison of assets of similar size, nearby Town Centers, looking at features such as::
    - Pedestrian orientation with attractive buildings and landscaping
    - Easy to find parking (on and off street),
    - Storefronts close to streets,
    - Restaurants and sandwich shops
    - Near MBTA stations
5. The Economic Development Committee has gained approval for a Communication Outreach Program that will bridge communication gaps between and among developers, town boards and committees, and address the concerns and needs of the community
4. The Economic Development Committee proposes the following action items by May 2008:
  - A. **Obtain a Planning Grant to facilitate development of Town Center** with a New England village density and aesthetic character.
  - B. **Inventory all vacant and/or redevelopment properties in non-residential districts** (B1, C1, C4, C6) for delivery to the regional development marketplace.
  - C. **Present goals for achievable results for Town development approvals** to all appropriate Town Boards, Commissions and Committees with realistic timelines.