



EDC Meeting Minutes

April 11, 2024

Tavern Room of Pequitside Farm

79 Pleasant St. Canton, MA

Minutes taken by Bill Wolfson

Attendees: Present: Gene Manning, Emilio Mauro, Mindy Milman (by phone), Gregory Murphy, Alan Rapoport, and Bill Wolfson; Absent: Tyrishma Allen, Tera Kull, and Ryan Obolewicz


Call to Order: The meeting was called to order by Chair Gene Manning at 7:06 p.m.

Past Minutes Review: No review of the March 7, 2024, minutes – members had not reviewed them yet due to them just becoming available earlier that day. These minutes will be reviewed at the next meeting.

Town Planning Update: Town Planner TJ Torres was not able to attend. Town planning updates will be heard at a future meeting.

EDC Report for ATM 2024: Gene M. reviewed the EDC Report presentation for the Annual Town Meeting in May with the committee. It was requested that Gene add Foxborough to the list of towns shown on a slide called, “Comparison of Commercial/Industrial Tax as a Percent of Total Levy in Norfolk County”. There was also a discussion on how the EDC is helping bring businesses to Canton.

Proposed Code of Conduct: There was a discussion on the Town’s proposed Code of Conduct for Appointed and Elected Officials. There was a lengthy discussion on the pros and cons of this proposed code. The final group consensus was that they agreed on the spirit and intent of the policy but they felt it was too




tight on central control rather than allowing committee autonomy - committees should be able to handle these issues through self-regulation.

Article 28, ATM 2024 – Paul Revere Heritage Site DIF

Proposal: There was a discussion on the proposal to restructure the Plymouth Rubber (Paul Revere Heritage Site) District Improvement Financing (DIF) agreement by using \$2 Million for a bond to fund Museum improvements. In addition, this restructuring of the DIF would extend the DIF payment schedule from being completed around Fiscal Year 2029 or Fiscal Year 2030 to about Fiscal Year 2038, but would also lead to expedited access to captured revenue, which could then be put in the general fund for schools and municipal departments starting in Fiscal Year 2026 (rather than Fiscal Year 2029 or 2030) – Emilio M. presented the details of the plan. Members discussed the pros and cons of the proposal and considered the return on investment to the town, but thought that it makes the town a little bit better, so, as a majority, EDC supported the process.

Motion by Alan Rapoport and seconded by Gregory Murphy: To support Article 28, ATM 2024 – 5 yeas (Manning, Mauro, Milman, Murphy, Rapoport) and 1 nay (Wolfson). Motion Passes 5-1-0.

Article 32, ATM 2024 – MBTA Community Law Plan: The EDC Discussed the MBTA Community Law plan – Emilio M. pointed out changes in the plan since the ATM Warrant closed and since it was last presented to EDC, such as the elimination of the two zones within the district with different height restrictions in favor of one zone with a single height restriction. Some discussion followed about the details of the plan. Members were mostly in agreement with this local zoning district to meet state mandate




with by-right multi-family Canton Junction Overlay District plan as described.

Motion by Alan Rapoport and seconded by Gregory Murphy: To support Article 32, ATM 2024, to establish the Canton Junction Overlay District. – 5 Yeas (Manning, Mauro, Murphy, Rapoport, and Wolfson), and 1 Nay (Milman). Motion passes 5-1-0.

CABI Event: Gene M. announced a CABI event at Dunkin Brands (130 Royall Street) on May 9th, 2024, at 8:30 AM that EDC members are invited to attend – It should be an informative meet and greet.

Permit Advisory Committee: The EDC discussed the role of the Permit Advisory Committee. The committee provides support for companies to help them navigate Canton’s permitting process. Gene is the EDC representative to this committee - he expressed his willingness to continue serving in that role while also polling the other members’ interest in potentially serving.

New Business: Bill W. has been researching available resources to develop a Canton Innovation Hub. Bill W. brought up the subject of forming a team in EDC to look at bringing an innovation focus as part of attracting and maintaining our business base in Canton. The eventual team would include business, education, and the Paul Revere Heritage groups. The intent is to foster an innovation culture (making things better) in our community. Mindy M. expressed interest in working with Bill W. on this project. EDC listened with interest and this proposal will be discussed further going forward. There was also a discussion about what level of involvement might fit the capacity of the EDC and whether an online resource page could deliver this potential opportunity to businesses more equally throughout town.



CABI Company Spotlight: Gene M. reported that CABI had developed guidelines and a template to conduct CABI member spotlights that would be over time written by each selected company, this will be further discussed at future meetings. Mindy M. is also interested in writing about Canton businesses in town parallel to this Business of the Month project.

Next Meeting: The next meeting was scheduled for June 13th at 7:00 p.m. with the location to be announced – No meeting will be held in May.

Adjournment: The meeting was adjourned at 8:56 p.m. by a unanimous vote.

Motion by Alan Rapoport and seconded by Emilio Mauro: To adjourn – 6 Yeas (Manning, Mauro, Milman, Murphy, Rapoport, and Wolfson). Motion passes 6-0-0.