

2000

# FISCAL YEAR 2000 ANNUAL REPORT OFFICE OF PLANNING AND DEVELOPMENT



## STAFF

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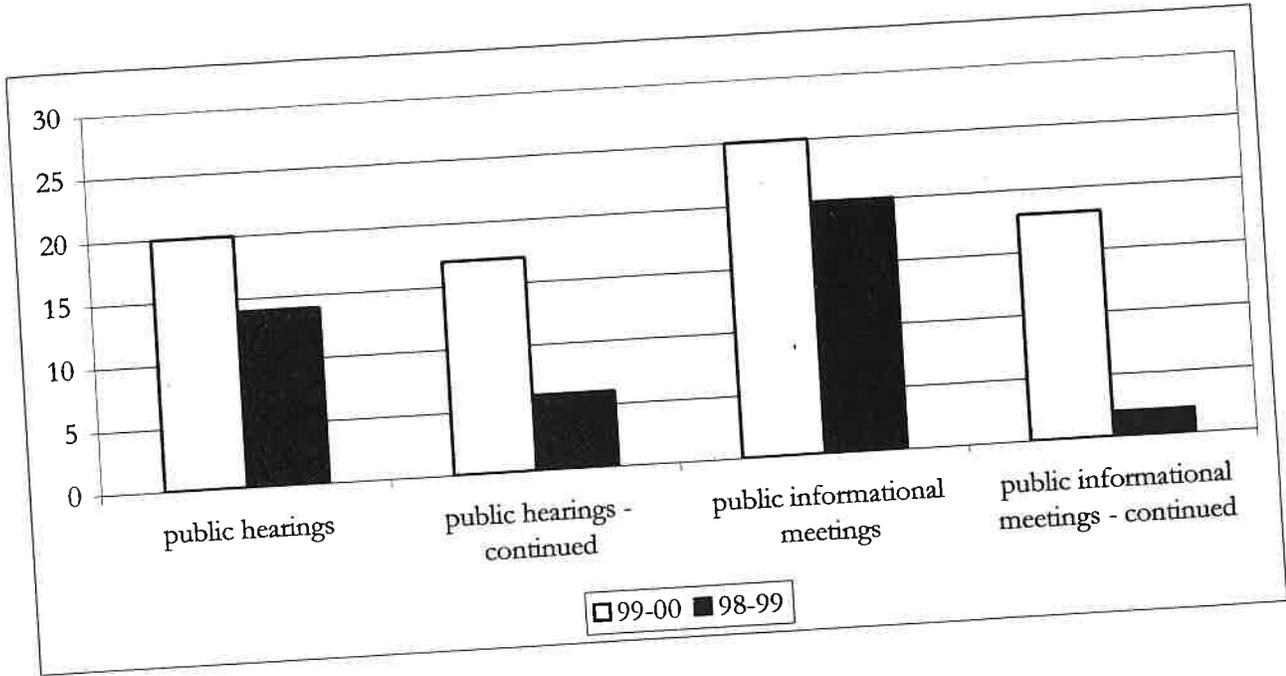
## MISSION

Planning and Development and the Planning Board shall provide professional guidance and oversight for all major development projects within the City. The office shall work to ensure that all new and ongoing projects are performed in conformance with Massachusetts General Laws, Chapters 40A and 41.

## PLANNING BOARD ACTIONS

- Seven preliminary subdivision plans reviewed and approved.
- Four definitive subdivision plans reviewed and approved.
- One definitive subdivision plan revised.
- Thirty-four plans reviewed and endorsed under Chapter 41, Section 81-P, Massachusetts General Laws "Planning Board Approval Not Required".
- Ten special permits approved.
- Eleven site plan approvals reviewed and granted for Commercial and Industrial developments and expansions.
- Two site plan revisions reviewed and approved.
- Fifteen written recommendations made to the City Council.
- Fourteen written recommendations made to the Zoning Board of Appeals.

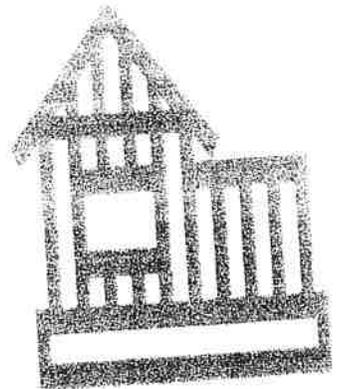
PUBLIC HEARINGS AND MEETINGS 2000



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HIGHLIGHTS  
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- \* Approval of Wal-Mart project on Route 117
- \* Continued progress to update and modernize the City's Zoning Ordinance
- \* Approval of the following residential preliminary subdivision plans:

- ⇒ 304 acres off of Legate Hill Road
- ⇒ 162 acres off of Pleasant Street
- ⇒ 98 acres off of Willard Street





## ECONOMIC DEVELOPMENT

Economic Development activities remained a priority for the Office of Planning and Development during the past Fiscal Year. With the support of the Mayor and the City Council, the Office continued to receive CDBG funding to maintain a full-time Economic Development Coordinator.

The Coordinator continued to work closely with the Mayor and the City's Industrial Development Commission (IDC) to market Leominster's competitive advantage and proactive economic development policies. New marketing materials include a new and upgraded Tradition and Vision pamphlet and inserts. The City advertises in the New England Real Estate Journal and Banker and Tradesman and continues to explore other advertising opportunities to attract new business and diversify its industrial space. The Coordinator scheduled guest speakers to attend monthly IDC meetings and inform the commissioners on industrial development topics of interest.

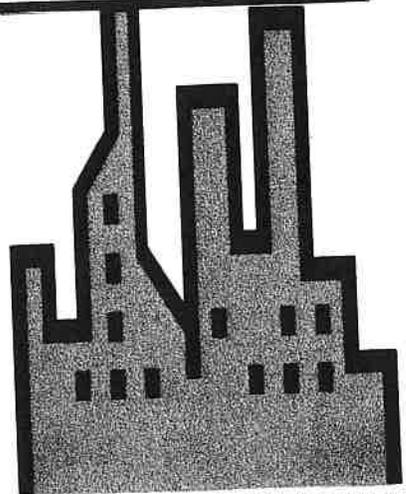
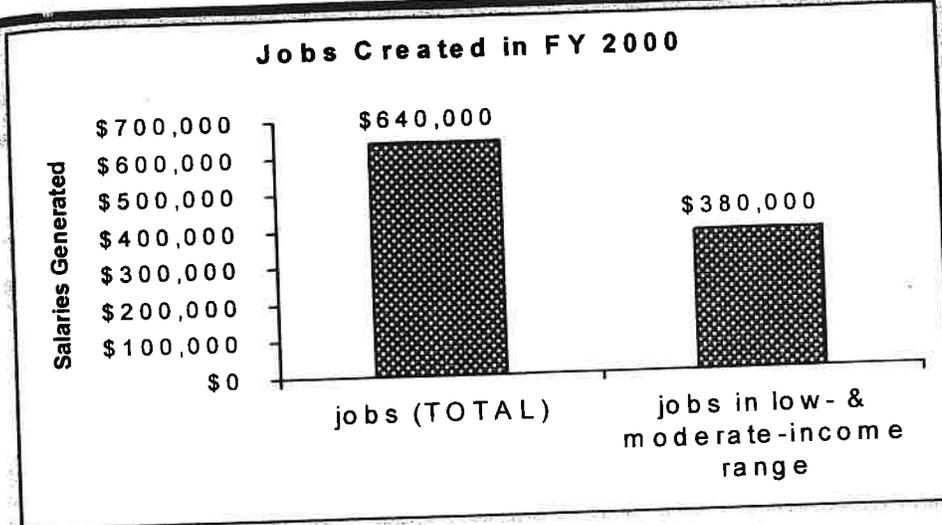
Being on the Board of Directors of the Twin Cities Community Development Corporation and the North Central Massachusetts Community Revitalization Act Coalition and administering the Commonwealth's Economic Development Incentive Program (EDIP), allows the Coordinator to maintain linkages with business associations, banking institutions, the Chamber of Commerce, commercial and industrial real estate brokers, educational institutions, elected and appointed officials at the local, state and federal levels, members of the press, and business owners.



Over the last four years, the Coordinator was active in implementing the EDIP. The Coordinator with the assistance of the IDC maintains a Resource Handbook to help interested businesses understand the numerous resources available at the local, state and federal government level. This handbook was also produced to complement the colored map depicting the City's Economic Opportunity Areas. Four (4) companies were successful in qualifying for Certified Project status during the past year. The Coordinator worked closely with these firms in finalizing over 62,100 square feet of expansion plans and alterations to 27,000 square feet of industrial space resulting in approximately \$17 million in capital investment with the potential creation of ninety-one (91) full-time jobs generating over \$2.4 million in salaries.

Actual job creation throughout the year consist of twenty-eight (28) jobs (23 of which

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were in the low- & moderate-income range). The twenty-eight jobs generated over \$640,000 in salaries while the twenty-three (23) low- & moderate-income jobs generated over \$380,000 in salaries.

The Coordinator scheduled ten (10) company tours throughout the Fiscal Year. The tours were attended by the Mayor, City Councilors, the State Senator and Representative, the Congressman, members of the Industrial Development Commission, representatives of the Chamber, Massachusetts Office of Business Development, and Massachusetts Development Finance Agency. Tours served as a valuable tool for government to understand the current business climate and the needs of the business community.

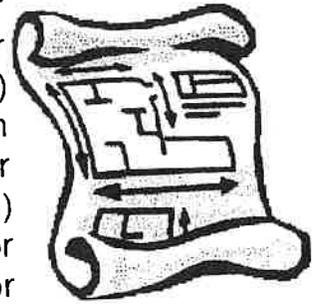
Technical assistance is a major function of the Economic Development Coordinator. During the past Fiscal Year, the Coordinator has offered technical assistance to over twenty-three (23) Leominster firms and firms interested in the Leominster area. This assistance involves researching grant availability, accessing government resources, facilitating the local permitting process, site finder for relocation and expansion purposes, developing business plans, and accessing financing for economic development projects.

The Coordinator acts as a Project Manager for the Pioneer

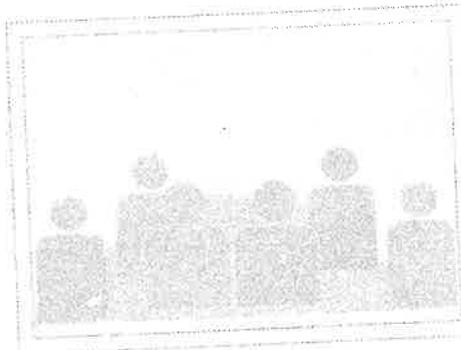
FULL-TIME JOBS  
CREATED FROM  
THE ECONOMIC  
DEVELOPMENT  
INCENTIVE  
PROGRAM:

- \* Leaktite Corporation 50
- \* F & D Plastics, Inc. 24
- \* Innovative Fulfillment 15
- \* Carbon Composites 2

Drive and Orchard Hill Industrial Parks Project. The Coordinator has assisted the Mayor's office in obtaining a one million dollar (\$1,000,000.00) Public Works Economic Development (PWED) grant from the Commonwealth's Department of Transportation and Construction, and a five hundred thousand dollar (\$500,000.00) Community Development Action Grant (CDAG) from the Department of Housing and Community Development for infrastructure improvements in the Parks. The Coordinator continues to facilitate dialogue with local municipal departments, engineering firms, and companies in and around Pioneer Industrial Park to encourage private sector commitment and finalize necessary easement documents for the fruition of this project.



The Coordinator has been instrumental in advancing the interests of the City's plastics industry. Working closely with the Plastic Technology Coordinator and the IDC, the Coordinator put together an impressive display and information booth at the annual Mass Plastics conference and Trade Show held in October of 2000. The Economic Development Coordinator along with the Plastic Technology Coordinator continues the development of the plastic technology center concept, as a one-stop technical assistance and training facility for the region's plastics industry.



Other commitments include a continuing membership and working relationship with the Leominster Downtown Association (LDA) and participation on the Regional Comprehensive Economic Development Strategy (CEDS) Committee, which includes a newly created sub-committee for Brownfields redevelopment. The Coordinator is also a member of the Council for Urban and Economic Development (CUED), Northeastern Economic Development Association (NEDA), and the Massachusetts Economic Development Council (MEDC), which are all professional economic development networking and support organizations that offer valuable workshops and events throughout the year.