

**Economic Development Advisory Board  
Lab & Bio/Life Sciences Subcommittee  
Minutes**

August 3, 2021

8:30-10:02 AM held remotely via Zoom

*EDAB Board Lab Subcommittee members in attendance (noted by Y/N)*

Cliff Brown	Y
Marilyn Newman	Y
Carol Levin	Y
Paul Saner	Y

*Staff present:* Meredith Mooney

*Members of the Public included:* John VanScoyoc and Jennifer Dopazo Gilbert, John Bassett, XXXX.

Paul Saner opened the meeting remotely via Zoom due to COVID and announced that the Zoom meeting would be recorded. He outlined the agenda for the meeting which was to discuss the draft term sheet and draft report and approve minutes.

Paul mentioned that he had circulated a mark-up of the zoning portion of the term sheet. He mentioned that there were open issues, zoning use definition, districts to recommend Is be allowed in, other special permits that might be required, who and when should advance the zoning definitions.

On the zoning definition itself, Paul raised the issue of medical devices and also whether manufacturing needed to be specifically mentioned. Marilyn said that some municipalities allowed limited manufacturing via accessory uses. She said that our definition has proto-type manufacturing in it and wasn't sure how much more was needed. Cliff asked whether we should contemplate the possible future change of use of land owned by NFPs and allow manufacturing as a possibility. He expressed the desire to start broadly today. Carol disagreed saying that manufacturing would never be as valuable as lab space and that someone should have to prove the value before the Town allowed such a use. Marilyn agreed and also said that the group had not focused on manufacturing and what might be required to support, promote and regulate it and that we should not advocate for something we haven't examined. Paul agreed with the Marilyn and Carol.

With regard to medical devices, Marilyn wasn't sure whether they were embodied in existing language. Paul said they weren't and suggested a broad definition. Cliff suggested that medical devices would be manufacturing. Marilyn said it could be or it could be proto-typing. The group consensus was to include medical devices.

Paul had proposed an asterisk footnote to deal with the risk of putting existing business into non-conformity. It is would be a statement of intent by the sub-committee that existing allowed uses should not be made non-conforming by the final zoning language.

As to where this zoning should be allowed, it was suggested that the Emerald Island, the GMR (Brookline Place) district, general business districts, and office districts. There was consensus on these suggestions.

With regard to permitting, it was suggested that the use require special permitting, which is what other communities do. There was consensus on this conclusion. There was a discussion about whether to include the matters that would require special permits. There was a discussion about penthouse heights. Reference was made to current zoning which allows penthouse heights above 10 ft. by special permit. The issue of whether to start with a higher threshold because it is known that labs will always need more than 10 ft for a penthouse was raised. Consensus was to provide the community with information about matters that would require special permits and also to not change the penthouse height threshold.

There was also a discussion of the format and organization of the document which Marilyn volunteered to do.

Discussion about public health regulation section which was revised to make clear that anything in the category, including the Bio-Safety Advisory Council would be acting only in an advisory capacity to the head of the Health Department.

Paul raised the question of how the zoning change would be implemented, by whom and when. Options included the Planning Department, EDAB, and the Select Board. The report is going to the Select Board. Suggestion is the by whom is the Select Board giving instructions to the Planning Dept. Paul suggested the when should be Fall of 2022. After discussion, it was determined that the report will suggest broad zoning should be in place before moving forward with any specific project such as 10 Brookline Place.

Paul discussed timing of a next draft. He also asked whether Jennifer Gilbert had any comments. She expressed concern that going first with the general zoning will result in people asking about 10 BP and that she wasn't sure that Bullfinch would continue to invest in the project without a committee working to discuss the project. She stated that she feels her client would want to have the 10 BP Study Committee in place and working prior to the zoning being in place. That would maintain a connection with the project and the zoning.

Paul said that he wanted to ensure that the report made the point that lab uses and residential coexist nicely in other municipalities. Discussion of vivaria will be moved from concept outline to the report. Other discussion of the report covered matters that should be included or refined in the next draft. Discussion moved to the need for a public hearing, when to show the report to EDAB and what to discuss with EDAB at the next meeting.

The minutes for the prior meeting were discussed, including some edits from Marilyn. The minutes were moved and approved.

The meeting adjourned at approximately 10:02 AM.