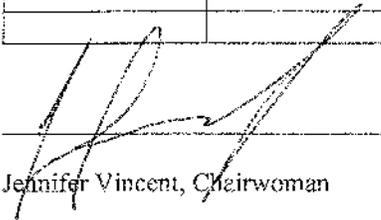
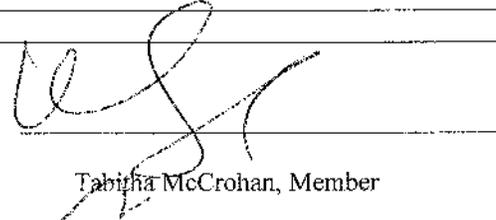


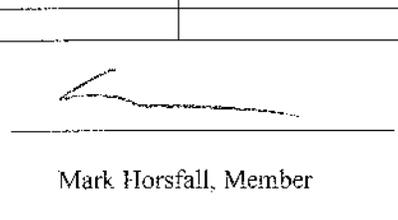
**MINUTES OF TOWN OF BERKLEY SELECTMEN'S MEETING OF 01/15/2026**

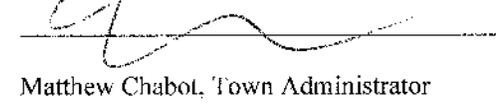
SELECTMEN IN ATTENDANCE: Jennifer Vincent-Chair, Tabitha K. McCrohan-Member, Mark Horsfall-Member

TOPIC		ACTION
<b>Call To Order</b>	Joint Meeting between Planning Board and Board of Selectmen - Called to Order at 6:46PM in the Council on Aging Room	
<b>New Business:</b>	<p>Discussion of economic development strategy, including potential external partnerships, local business support initiatives, and governance structures, and possible alignment with the Town's emerging Economic Development Plan; review of matter; votes may be taken.</p> <p>The meeting began with a review of the kickoff survey, which found that most respondents were 35+ (with a large group 65+), and 97% were residents of Berkeley. Small businesses were the highest priority, with restaurants and grocery stores rated as top service additions.</p> <p>Five strategic locations were analyzed for preferred business types, using data from the prior priority area report. Small business, mixed use, healthcare, professional/financial services, and retail were popular responses for different areas.</p> <p>The main concerns regarding business expansion were traffic, the loss of open space/wildlife habitat, and noise/pollution.</p> <p>Draft strategic goals for town development were presented, focusing on improvements to economic corridors, supporting home-based businesses, seeking funding for infrastructure, and developing inter-municipal agreements for utilities.</p> <p>The Myricks Airport area was discussed as an opportunity for small-scale industrial growth. Light manufacturing, "flex space," and expanded business districts were highlighted, with regulatory suggestions made to enable more business types.</p> <p>For the Berkeley Common, plans for a village district (mixed use, design guidelines, parking study) were outlined to boost downtown vibrancy.</p> <p>Expanding the Padelford Street business district, developing a thoughtful riverfront district overlay, and addressing zoning and infrastructure challenges for these areas were explored.</p> <p>Attendees discussed parcels best suited for development or preservation, the issue of vacant or underused lots, and challenges related to access, logistics, and environmental constraints.</p> <p>Next steps include incorporating stakeholder feedback, maximizing survey outreach, correcting zoning map errors, preparing updated presentations, and developing a local business owners focus group.</p>	
<b>Adjournment:</b>	Adjournment at 7:40 PM	

  
Jennifer Vincent, Chairwoman

  
Tabitha McCrohan, Member

  
Mark Horsfall, Member

  
Matthew Chabot, Town Administrator