

TOWN OF WATERBORO

Economic Development Committee

MEETING MINUTES

Thursday, June 4, 2009, 3:30 to 5 p.m.
Waterboro Town Hall Annex

The meeting was called to order at 3:35 p.m. by President, Chris Binette.

ROLL CALL

Sue Rocray, Dianne Holden, Leo Binette, TammyJo Girard, Doug Foglio, Tom Ursia, Chris Binette and Kerry DeAngelis

Leo motioned to approve, Dianne seconded to approve minutes with one change noted.

OLD BUSINESS

1. Mission statement approved at last selectmen's meeting. Final copies were handed out to committee members for their records.

2. Talking points for potential list of goals

Chris Binette reviewed short term goals previously written on the boards.

Short and long-term goal...Tom Ursia said we need an ambassador team, a point person when someone comes to the community considering locating their business here. Who does Tom call for point people?...the most important people in the community that represent and show the best face of the community. Many bigger communities do this and there's no reason we shouldn't. Envisions people who know the town and can provide info that he can't. Tom said we will be up against bigger towns when it comes to site selection. Says it's good to have a banker that represents our financial interest in the community as well as someone in construction who knows the labor force.

Chris questioned whether having members of this committee be the point people would be good enough?

Leo Binette said it's kind of like a welcoming committee or someone potential business owners coming to town can bounce questions off of.

Kerry DeAngelis mentioned working with WAB's Business Development Committee on this as WAB has often spoken about having a "welcoming" group for new businesses coming to town. Tom said WAB could do one type of welcome and the EDC could do another.

Tom said the first impression is important.

Chris said we should address this further in a future meeting.

LONG-TERM GOALS

Chris mentioned putting "Updating the Comprehensive Plan" as long-term goal.

TammyJo Girard added that the Comp. Plan is something that should be looked at constantly as the town grows.

Sue Rocray asked who writes and updates the Comp. Plan?

Tom said sometimes it's a consultant with the help of planning board. He said most of Waterboro's could be done in-house. In economic times you can't farm it out because it would be too costly.

Chris said the updates we make to the Site Plan Review, Zoning and Subdivision ordinances will partly drive the the Comp. Plan update.

Dianne Holden asked if we have to vote to make updates to the Comp. Plan? or do we need a Comp. Plan Update committee first?

Doug Foglio said you have to have a committee with a period of time. Once you start a Comp. Plan Update committee it has to stay within that timeframe.

Tom said the committee exists but with no members.

Doug said Jon Gale appointed himself as the updater. He also said the state has never approved our Comp. Plan because it was shallow and never completed. Said Comp. Plan should be "where did we come from?", "where are we now?", and "where do we want to go?". Said it doesn't have all of the power everyone thinks it does.

Tom said we need to talk about what's missing from the Comp. Plan. Part of the shallowness of it is the lack of village planning. This town needs a chapter just on village planning, including drawings.

Chris wondered if we want to make this one of our goals.

Dianne said she thinks it's beyond this committee but we should advise the BOS to get a Comp. Plan Update committee in place to start reviewing it. Then, if that committee is formed we could be advisory to them.

Doug said we have 2 major highways in this town- 5 and 202- and they are our lifeblood. We need to take care and protect them, keeping traffic flowing clearly and unobstructed. Nobody will want to come here if the traffic can't move through the town. We've allowed houses going in that empty right onto the road rather than a subdivision. Businesses have also been placed without traffic flow consideration. Comings and goings should not interfere with day to day traffic. When development takes place we need to look at how many entrances there are, how they come in and out, etc. Said as we grow in population, the town may need to take on the full maintenance of these roads.

TJ said that if we want to suggest reviewing the Comp. Plan we should have examples of what we want looked at.

Chris added "review of Comp. Plan to make recommendations to review it" to list of Long-term goals on the board.

Leo said to add to long-term goals that we have a business park in town. (Short-term goal is researching business parks)

Tom said to create and build out the business park.

Chris suggested having a guide to Waterboro that gives newcomers everything they need, a who's who in Waterboro. Like a welcome packet. "Welcome packet for new businesses" added to long-term goals.

Steve Eveld suggested finding samples from other towns to look at.

Chris also added "Grants" to the long-term goals (already a short-term goal).

Doug passed out copies of an Action Alert from the Maine Aggregate Association containing some important bills, including LD1088. Leo pointed out the meals and lodging tax increase as well other tax increases.

Doug said if you want to be involved in Economic Development these are the things we have to keep our eye on. Gives us an insight of how bad things are in the state of Maine and what we need to do at the local level to combat what they are doing in Augusta.

Chris skipped the Action plans and timetables for the long-term goals.

NEW BUSINESS

1. Tom will be attending the Maine Downtown Network annual conference on Friday, June 5th and will report back at the next meeting. Sherry Norton of Gorham Savings Bank is also attending. Tom hopes to pick up some ideas to bring back.

2. Changes to Site Plan Review - Doug, Leo, Tom, and Chris had previously met and gone over the document in detail. All of their suggested revisions were gone over verbally and will be put to hard copy for the next meeting so the committee can review the changes prior to submitting them to the BOS.

3. Talking points for future agendas

TammyJo said Roxanne from the Main Street Maine program wants to come on July 23.

Chris wondered what date was preferable for the bankers' meeting.

Discussion went to having the local bank presidents coming to a meeting and discussing what they have to bring to the table in terms of Economic Development.

Chris will put on next agenda to discuss further and Sue will be contacting the bank executives to see what she can schedule.

Meeting times were discussed. A citizen had supposedly complained about not being able to access our meetings because they worked until 5. TammyJo said when this was brought up with the selectmen, Jon Gale had said committees are workgroups and meeting times should be convenient to the majority of the members. Cindy Moore was concerned about confusing the EDC with the WAB Business Development Committee. Dennis Abbott understood that a new committee needs to get their feet under them.

Chris mentioned that the earlier meeting time was working well, especially in the summer so that there was still daylight to enjoy after the meeting.

Kerry reminded that we are an advisory committee to the BOS, and anyone who couldn't attend OUR meetings could certainly follow our minutes and attend the Selectmen's meeting if we were presenting something they were interested in having input on.

Doug mentioned that we have had great attendance and seem to be functioning well as a committee and Dianne reminded that we often run late and nobody complains of leaving.

Doug motioned to keep meeting times at 3:30-5. Passed unanimously.

Doug motioned to adjourn, seconded by Dianne.

Meeting adjourned at 5:30

Respectfully Submitted by Kerry DeAngelis, EDC Secretary