

TOWN OF WATERBORO

Economic Development Committee

MEETING MINUTES

Thursday, June 11, 2009, 3:30 to 5 p.m.
Waterboro Town Hall Annex

The meeting was called to order at 3:40 p.m. by President, Chris Binette.

ROLL CALL

Sue Rocray, Dianne Holden, Leo Binette, Doug Foglio, Tom Ursia, Chris Binette, Steve Eveld and Kerry DeAngelis. Guests Nancy Brandt and Gordon Littlefield.

Sue motioned to approve, Steve seconded to approve minutes of 6/4/09 as written. Passed

OLD BUSINESS

1. Talking points for potential list of goals

Finish long-term goals and their "action plan" and "timetables for completion"

Review of Comprehensive Plan - Chris suggested that the same 4 people that worked on Site Plan Review (Chris, Leo, Doug and Tom) work on this.

Tom agreed that it is good to have a few work on it and bring back information to the group. He said the Comprehensive Plan is in poor shape and doesn't do anything to help us. He handed out a chart outlining the different elements of the Plan to help organize us. He feels every single element needs to be re-written and that the plan should basically be re-written from scratch.

Chris asked if we could get a Comprehensive Plan from another town that is successful and use it as a model? Tom said there are very few good ones in this state. Tom believes you really need to customize it.

Dianne asked if Tom had any background working on Comprehensive Plans. He said he has written them from scratch.

Chris asked if it was up to us to create a document. Tom says it's up to us to motivate. Thinks we need a bigger planning board. Tom can bring good illustrations to show what goes into a Comprehensive Plan.

Chris mentioned the high cost and Tom reminded that's only if you do it out of house. Tom says this committee has more to do, like developing a business park.

Tom said that visioning sessions need to be done in this community because so much has changed.

Tom wants to give the chart he created to the Planning Board members.

Kerry asked if it was up to the Planning Board or Board of Selectmen to decide to pursue a Comprehensive Plan rewrite. Tom said both. Chris suggested creating a Comp Plan Review Committee.

Dianne wanted to know if this requires a ballot vote and members taking out papers. (Dianne went and got Nancy Brandt to bring copy of CP. Nancy said it's in the CP)

Doug thinks that the BOS has to put on a Referendum ballot and he thinks a specific timeframe will also be set. Doug said there is an important part missing from Tom's Chart...growth. He referred to a growth ordinance that was created a while back and thinks something should be added to refer to a growth plan.

Tom mentioned major court case with Fryeburg... Comprehensive Plan is nothing but a vision...it is not law. Sets a whole new context for Comprehensive Planning. He will get the committee copies of the court case.

Doug said the Charter and Zoning Ordinances are the laws of this town.

Dianne pointed out that our current Comprehensive Plan is not state approved and wondered what the consequences are if we don't have one.

Tom said for 19 years Kennebunkport has been trying to get their CP approved. Tom said you no longer need a Comprehensive Plan to get DOT money or grants.

Tom said to design one that works for the town. Old rules should be thrown out. Work with the new rules. If you want to have a vision for your community you should have a Comprehensive Plan. Tom said he will update his chart before giving to the Planning Board to include "growth."

Doug said the growth ordinance we have should have been thrown out long ago.

Leo says our growth ordinance is hampering Economic Development.

Dianne made motion to write a letter to the BOS from the EDC recommending they implement (or revitalize) a Comprehensive Plan Oversight Committee. Kerry seconded. Passed. Kerry will draft a letter for review.

Nancy said there should be an oversight committee...thinks Jon Gale is the sole member.

Gordon Littlefield wondered if Tom could chair the committee

Doug said Town Planner should work with the committee as a staff member, not the chair. Needs to take everyone's ideas into consideration.

2. Maine downtown Network conference follow up.

Tom said the conference was definitely worth going to. He got to speak with Roxanne and she does want to come to the EDC meeting on the 23rd. Sue mentioned the 23rd will likely be the bankers' meeting so we may need to reschedule with Roxanne.

Tom said the most popular word was "reinvent"...communities need to reinvent themselves. We are in a good place (from a planning perspective) where we are "inventing" from scratch.

He landed some pro-bono work from the town (Engineering or landscape architecture). Sat with Wright-Pierce at his table.

Went to two sessions: How to differentiate yourself and stand out in a crowded marketplace. Thinks we could create multiple villages, but we should start with one and do it right. We should have a diversified village with mixed uses and make sure to have the right density. Tom thinks the village zone needs a major overhaul and where it needs the most attention is that New England Villages were designed to be dense. It draws people in...look at the old Sturbridge Village. Same concept applies now.

Tom passed out some brochures on Farmer's Markets...says they have a real draw.

Marketing pieces are critically important. Good to look at what other communities have done. Passed out a brochure/map from Norway, Maine that won an award.

Tom passed out reminder about more upcoming seminars being offered by the Maine Downtown Center's 2009 Downtown Institute.

3. Site Plan Review Changes

Doug pointed out a rainfall/draught change on page 3. Change to simulated conditions as it would be difficult to have both rainfall and draught conditions which could hold up the process.

Doug motioned, Dianne seconded to present to selectmen with the one change made. Passed. Kerry will make changes and create a final document along with the updated chart from Tom.

4. Banker's meeting

Sue said the 23rd of July was the best day to meet. SIS, Biddeford Savings and Gorham Savings were all sending someone. Sue suggested making time in one of our meetings to come up with an agenda to send them...items of discussion.

Chris said he will add to next agenda (Topics for discussion).

Sue motioned to invite the local bankers to our July 23 meeting at 3:30, Leo seconded. Passed.

We will reschedule date with Roxanne.

Leo said we should invite the selectmen...Chris said we should talk about invitees when we talk about items of discussion at the next meeting.

NEW BUSINESS

(Moving sign discussion to next meeting.)

Thought lists

Chris reminded everyone to vote tomorrow and town meeting is Sat. at 10am.

Doug recognized that selectman candidate Gordon Littlefield was present.

Doug reminded that 25 people need to be present at 7:00 a.m. tomorrow to open town meeting.

Chris said someone has brought to his attention that they would like our meetings to be taped. Leo said sometimes there is sensitive information discussed at our meetings.

Doug said this committee should not be taped because we are not setting policy. We are an advisory committee. Chris doesn't think a committee needs to be completely transparent.

Doug made motion to not tape our meetings, Kerry seconded. Passed unanimously.

Doug said Village Zone major changes should be something we look at. House lot sizes should be reduced. Doug said under the current ordinance Farmers Markets would not be allowed in a village zone.

Leo said Bridgton has a nice farmers/artists market and 2 town parking lots, sidewalks and lighting and they are about the same sized community as us.

Sue suggested taking a field trip to some of these villages.

Chris mentioned other towns that have multiple villages, says Scarborough is similarly situated with multiple roadways passing through.

Sue motioned to adjourn, Dianne seconded. Meeting adjourned at 5:25.

Respectfully Submitted by Kerry DeAngelis, EDC Secretary