

Town of Waterboro

Economic Development Committee

Minutes

April 1, 2015

Call to Order: 3 PM, by Chairman Pro-Temp Don Holden. Present: Leo Binette, Tim Folley and Sue Rocray members; Laurie Warchol and Lisa Hughes, Ex-Officio Members. Also present: Town Planner, Tom Ursia, 20/20 Chm. Bob Powers, Sel. Dennis Abbott and guests, Sharon Abbott and Cory Woodsome. Absent: Tim Folley and John Wade, members.

Agenda Review and Acceptance: Don made the motion to accept the agenda as written with the addition under New Business: 2015-2016 Budget Update. Sue seconded. Voted, passed.

Minutes: Don made the motion to approve the minutes for the March 18, 2015 meeting. Sue seconded. Voted, passed.

Correspondence:

- E-mail from Tim Folley who will not be able to attend the meeting today.

Announcements: Tom announced he will retire from the Town as of June 30, 2015.

Old Business:

Report on Selectmen's action of requested update to EDC Mission Statement: Dennis reported that the Board of Selectmen approved the revision to the EDC Mission Statement.

Prioritize and schedule Short Term Work Plan activity: Discussion. Agreed to pick four items to begin working on:

- Media coverage to show community that the EDC is productive
- Meet with the private owner regarding land located on Rte. 4/202. Discuss and view his plans for commercial lots and find out how the EDC can help
- Committee to prioritize the nine sections of the vision plan and use as the Committee's action plan
- Meet with Waterboro Water District and other entities that play a significant role in the Town's infrastructure (including broadband, trails, etc.)

Discuss and Formulate Questions for April 22nd. meeting with the Waterboro Water District:

Also invited: Planning Board, Town Administrator, Board of Selectmen, DPW and Road Review Committee. Tom offered to prepare list of questions, using the following suggestions:

- Superintendent to give overview of why and how the WWD was created, where current lines are and what their projected future needs are.
- What's the status of the State grant the District obtained to create a 5 yr. study?
- What's the WWD workplan?
- How prepared is the WWD if a business explosion were to take place?
- Are there any plans to change the by-laws so that the WWD would provide funding for expansion to their system, rather than have the users fund it?
- What does the WWD do for public relations and promotion?

Status of Final Business Summit Report: Tom has talked to Good Group Decisions and has requested the final copy as well as a digital copy. He suggests putting it on the Town's website. Additionally, a digital copy will be e-mailed to everyone who attended the Summit.

EDC Chapter for the Comprehensive Plan: Bob reported that a few clarification/wording changes were made to the Chapter by the 20/20 Committee, at their March 30, 2015 meeting. Additionally, the availability of Public Water was added onto the Asset list and the 20/20 Conclusions and Recommendations was placed before the Appendices. Bob expressed the 20/20 Committee's gratitude to the EDC for writing the Economic Development Chapter.

New Business:

Current Economic Development Update: Tom reported that there is a growing interest in producing medical marijuana, which is a huge money maker. Also hamburger chains are showing interest and there may be one in Waterboro within the next year. Aroma Joe's is moving ahead. At the April 15th. Planning Board meeting, Dollar General will be looking for final approval on their driveway permit by adding another driveway off Rte. 5. The Little Ossipee Lake Campground does not have any plans currently to come before the Planning Board in the near future.

Tom gave Leo two GIS trail maps of the town. The Town's GIS system is hosted by Sewall Co. and RPC will keep it updated in the future. The next big job the Town needs to do is to work on the tax maps, to bring them up to date. With the current program, the GIS system's maps can not be viewed on a parcel basis.

Discussion on contest of High School students by Danny Bouzianis, proposed at the Business Summit Meeting: Leo will talk to Danny about the contest and try to get it off the ground in the fall.

2015-16 Budget: Leo reported that he met Monday night with the BoS and Budget Committee. The original request by the EDC was for \$20K, including \$10K for a hospitality study. Leo presented the group a revised budget request for \$10K, without the hospitality study and it was approved by the group to go to Town Meeting. The Board told Leo that if more money was needed later in the year, that there may be avenues for additional money.

Bob wanted to know if the EDC had any monies left in their budget for the current year to help the 20/20 Committee with printing, etc. Dennis feels the Board of Selectmen can find money needed to complete the task of the 20/20 Committee and told Bob to talk with Gary.

General Discussion:

Reviewing Zoning and other ordinances and implementing changes: Don asked Dennis and Tom how zoning and other ordinance changes get implemented. Dennis stated that requests can come from a resident, committee, etc. The Planning Board and Board of Selectmen look at the proposed change, hold public hearings and the BoS votes the change in. The Regional Planning Commission (RPC) will be hired by the Town as of July 1, 2015, and will be looking at the 20/20 Committee's 100 +/- action strategy plans of the 2015 Comprehensive Plan; and RPC will work with the Planning Board. Additionally, the BoS plan on setting up a hybrid committee to oversee the work suggested in the Comprehensive Plan. Tom reported that so far, the Planning Board has worked as needed and made changes to the zoning on an as needed basis. He would suggest a whole new zoning ordinance should be done to overhaul and bring the zoning ordinance up to 2015-16 standards. Tom estimated that RPC could accomplish this in six to nine months.

Tom said that there is pending State Legislation that bears watching to do with Tax Increment Financing (TIF), funding for EC development, including events, revolving loan funds, etc. Tom suggested that the EDC invite the Town Attorney, Ken Cole, to a meeting to give an overview of TIF's and also invite another Town's ED Director in for discussion.

Cory Woodsome and Leo spoke on bringing a road race or some type of physical challenge such as a bike race to Waterboro. They would like to know if the BoS would support this effort. They felt that it should be independent of Old Home Days, as traffic could be a problem. Cory thinks there would be a better turnout for a 5K walk/run, staying off main roads and have it benefit a Town project, like the playground at the Elementary School that needs replacing. As benefactors, the PTC might be willing to provide manpower for the event.

Adjourn: Sue made the motion to adjourn at 5:15 PM. Don seconded. Voted, passed.

Respectfully submitted,
Dianne Holden
Committee Secretary

Approved May 6, 2015