

Town of Waterboro

## Economic Development Committee

### Minutes

May 6, 2015

**Call to Order:** 3:15 PM, by Chairman Leo Binette. Present: Don Holden and Cory Woodsome members; Laurie Warchol and Lisa Hughes, Ex-Officio Members. Also present: 20/20 Chm. Bob Powers, Sel. Dennis Abbott and guests, Sharon Abbott, Doug Foglio, Sr. and Ted Doyle. Absent: Sue Rocray and John Wade, members.

**Agenda Review and Acceptance:** Don made the motion to accept the agenda as written. Cory seconded. Voted, passed.

**Minutes:** Don made the motion to approve the minutes for the April 1, 2015 meeting. Tabled until next meeting.

**Correspondence:**

E-mails from Tim Folley and Sue Rocray that they will not be able to attend the meeting today.

**Announcements:** None.

**Guest:** Doug Foglio, Sr., owner of land located on Rt. 202/4 in South Waterboro showed several conceptual plans for his land, including: 50 lot mobilehome park and for an 11 lot industrial site. No Town approval has been requested for this site to date. Roads, 3-phase power and water lines would have to be run on the property. He discussed his suggestion of a conceptual subdivision plan process being done by the Planning Board creating the boundary of the area. Whereas one doesn't know what the size lot someone would want to purchase, once the lot size is ascertained, infrastructure location, etc. is known, the survey of the lot being created can be completed with DEP approvals, etc. before going to the PB for final approval.

There is a large wetland area located on the back section of the property. He has obtained DEP approval to reduce the 250 ft. setback from the wetlands to 100 ft. Approximately 40 acres are developable. He has had some commercial interest in the property, but no sales to date. Several inquiries were not in the best interest of the town. He has a front parcel to the right of Howe & Howe ready for development. There are also two lots to the left of H&H. Discussed towns giving concessions to new businesses. Doug feels the town should have a revolving fund that can be used as start-up money for business with payback over a set period of time. Discussed the Water District's lack of water to supply a substantial commercial operation currently. No drilling has been done on this site, so unsure if the property could sustain wells.

**Old Business:**

Review/discuss outcome of joint meeting with Waterboro Water District held April 22, 2015: conducted within above discussion.

Report on contest of high school students by Danny Bouzianis, proposed at the Business Summit Meeting: Leo – no report.

**New Business:**

Current Economic Development Update: Tom – no report.

Media coverage to show community that the EDC is productive: #1 priority is the businesses/residents that are currently in town. Town Adm. to have update on ED banner for town's website using entrance signs. Discussion of newspaper write-ups. Will discuss at June meeting doing a PSA.

Meet with 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: See above.

Committee to prioritize the nine sections of the vision plan and use as the Committee's action plan: Tabled to June meeting.

Meet with entities that play a significant role in the Town's infrastructure (broadband, trails, etc): See Guest above.

**General Discussion:**

Cory concerned with zoning in town and asked what the process is for making change. Dennis responded that depending on what the change is, it could start with the Board of Selectmen, Planning Board and/or a resident.

**Adjournment:** Cory moved to adjourn at 5:50 PM. Don seconded. Voted, passed.

Respectfully submitted,

Dianne Holden  
Committee Secretary

Approved June 3, 2015