

Arundel Economic Development Committee
Minutes
May 13, 2014 at 6:00 PM
Mildred L. Day School Conference Room
600 Limerick Road

Members in Attendance: Ira Camp, Jen Burrows, Linda Zuke, Sally Bates, Sam Hull, John Bell
Other Attendees: Todd Shea, Town Manager, Jason Nedeau, Selectman

I. Call to Order: Chairman Camp called the meeting to order at 6:15 pm.

II. Approval of Agenda: Ms. Zuke moved to approve the agenda and Mr. Nedeau seconded. Mr. Hull suggested the addition of New Business to the agenda. Ms. Zuke revised her motion to approve the agenda with the addition of New Business. Mr. Hull seconded and the motion passed unanimously.

III. Public Comments: No members of the public were in attendance at this meeting.

IV. Approve minutes of 4/8/14: Ms. Bates moved to accept the minutes of the meeting of 4/8/14. Mr. Camp seconded and the motion passed unanimously.

V. Sally Bates to provide information on Seashore Trolley Museum program offerings as well as Libra Foundation Grant application for funding: Ms. Bates stated that since part of the museum's campus was in Arundel, she considered the facility to be a resource for the town. She noted that admission revenues for the museum were up 12.5% during 2013, despite the fact that visitor counts at Maine Tourist Info Centers on the turnpike were down 6-8% for that year. She said that for the 2014 season, new events are being added as well as new features for existing events. She listed building maintenance items which would be a priority in the near future. She stated that business membership had increased significantly over the last two years, and explained the benefits of membership to the Committee. She concluded her presentation by presenting each of the Committee members with a brochure celebrating the museum's seventy five year history.

VI. Town Manager update to EDC on discussions with Biddeford Officials in regards to potential future airport regionalization opportunities: The Town Manager notified the Committee that there had been discussions within the Biddeford City government about the status of the Biddeford Airport and the need for improvements at the facility. He stated that after talking to the Biddeford City Manager and the Mayor of Biddeford, he had been directed to the Airport Committee which would be meeting within the next month. He notified the EDC that EDC members were invited to attend that meeting, although an exact date had not yet been set. He told the EDC that immediate improvements at the facility would probably involve fencing near the terminal area, but discussions had also been held concerning possible runway expansion. Mr. Shea said he would notify the Committee when he had a definite date for the Airport Committee meeting.

Ms. Burrows suggested that the Town Manager invite a representative from Arundel Machine to the Airport Committee meeting, and Mr. Shea concurred. Mr. Bell asked the Town Manager if he knew what had caused the change of heart at Biddeford City Hall regarding the airport. Mr. Shea speculated that changes in the City Council after the last election combined with a potential loss of FAA funding had probably been factors.

VII. EDC discussion on recommendation for town meeting of appropriations for Chamber of Commerce (\$2,000) and EDC operations (\$1,000) account to be voted upon at Annual Town Meeting June 11:

The Town Manager suggested that the EDC go on record as supporting or not supporting warrant articles to fund the KK&A Chamber of Commerce in the amount of \$2,000 and EDC operations in the amount of \$1,000. Mr. Shea noted that although the Town of Kennebunkport has historically declined to support the Chamber of Commerce, the Town of Kennebunk usually funds the Chamber in the amount of \$7,000 to \$9,000. After a fairly lengthy discussion, Ms Bates moved that the EDC endorse funding the KK&A Chamber of Commerce in the amount of \$2,000. Ms. Burrows seconded and the motion passed unanimously.

Mr. Hull asked what the reason was for the proposed allocation for the EDC. Mr. Shea replied that while some funds would be needed for such events as business openings, etc., the funding was primarily intended to fund membership fees in organizations which might be beneficial to the EDC such as the Southern Maine Regional Planning Commission. Mr. Camp moved to endorse a \$1,000 appropriation for the EDC. Ms. Zuke seconded and the motion passed unanimously.

VIII. EDC discussion on recommendation for town meeting of revisions to Comprehensive Plan Review Committee to be voted upon at Annual Town Meeting June 11:

The Town Manager referred the Committee to the Town's Website for a detailed account of proposed changes to the Arundel Comprehensive Plan. Mr. Bell told the Committee that changes centered primarily on zoning for the Town's business districts. He noted that the HC and CCS districts would be replaced with the DB1 and DB2 districts, and that two new districts were proposed, the Gateway District on the north end of Route 1, and the Townhouse Corner District, in the vicinity of Winks and Log Cabin Road. There would also be changes to the BI district and the CCN district, which would be renamed the Alfred Road District (ARD). Mr. Bell concurred with Mr. Shea that committee members should refer to the website for more information because of the detailed nature of the changes.

Mr. Hull noted that there had been a great deal of discussion regarding land use in the vicinity of Route 111 and mixed uses proposed for the DB1 and DB2 districts, and asked Mr. Bell for a brief review of the outcome of those discussions. Mr. Bell replied that the CPRC had not yet had time to consider the Route 111 area, and that district would be under review in the coming year. He noted that although the EDC had favored strictly business use in the DB1 and DB2 districts, the CPRC had recommended mixed use as a compromise because of concerns expressed by land owners in the area. Mr. Bell said that he felt the CPRC's recommendation was an improvement over the current zoning, and again suggested that EDC members refer to the Town's website for a more detailed review.

The Chair asked the Town Manager about recommendations for Town House Corner. Mr. Shea replied that CPRC recommendations were also something of a compromise. He stated that although changes would make zoning in the area more business friendly than they were at present, the Planning Board had expressed some reservations about using the district for a visitor's center and bus parking facility.

Mr. Hull asked the Town Manager what he was specifically requesting from the EDC. Mr. Shea stated that he would like the Committee to approve the recommendations of the CPRC. To that end, he suggested that any committee members who could, should attend the CPRC Public Hearing on Thursday May 15th and the Planning Board Public Hearing on Thursday May 22nd. He suggested that the EDC then reconvene before the End of May to consider such a recommendation.

Mr. Hull suggested that if Mr. Bell, who was the EDC's representative on the CPRC, were to recommend approval of the changes proposed by the CPRC, that the Committee not delay a vote on the matter. Mr. Bell moved that the committee approve the changes to the Comprehensive Plan proposed by the CPRC. Mr. Camp seconded and the motion passed four to one with Ms. Burrows opposed and Ms. Bates abstaining.

IX. EDC discussion on recommendation for town meeting of revisions to the Town of Arundel Land Use Ordinances to be voted upon at Annual Town Meeting June 11: The Town Manager referred the Committee to the Town's website where the 2014 revisions to the Land Use Ordinance are available. He also stated that the Planning Board had decided to put all of the changes in a single warrant article. Ms. Zuke noted that after considerable discussion at the Planning Board and the CPRC it had been agreed that changes to the Land Use Ordinance would be presented as different warrant articles for different districts, and wanted to know who had authorized the change in this arrangement. Mr. Hull, Ms Burrows and Mr. Bell concurred that their understanding was that changes to the LUO would be presented to the voters as separate warrant articles. The Town Manager stated that even if the EDC were adamant about moving forward with separate warrant articles, he doubted that there would be enough time to make the necessary changes before election day. There followed a lengthy, heated discussion, during which a majority of the EDC expressed their extreme frustration about the decision to include all of the changes in one warrant article.

Mr. Hull moved to recommend that the changes to the LUO be presented to the voters as separate warrant articles. The Town Manager explained the difficulties of separating the warrant articles as written. After further heated debate, Mr. Hull withdrew his motion. Various Committee members reiterated their frustration about being blindsided by the decision to include all of the land use changes in one article, but the general feeling was that it was too late to make any substantial changes and still get the proposals before the voters in June. Mr. Camp therefore moved to recommend approval of the proposed changes to the LUO. Mr. Hull seconded and the motion passed unanimously.

X. EDC discussion on recommendation for town meeting of a proposal to create the Arundel Seasonal Cottages TIF district to be voted upon at Annual Town Meeting June 11: Mr. Hull asked the Town Manager if the Town would be at risk of having to make any

expenditure if the development did not proceed as planned. Mr. Shea replied that such expenditures could only be made if the Board of Selectmen, acting on the recommendation of the Town Manager, approved such expenditure, and that if such expenditure required bonding, it would have to be approved by the voters. He further stated that a credit enhancement agreement would be in effect which would reference time frames for the development, which, if not met, would render the TIF null and void. After a brief discussion, Mr. Camp moved to recommend passage of the proposal to create the Arundel Seasonal Cottages TIF District. Mr. Hull seconded, and the motion passed unanimously.

XI. New Business: The Town Manager informed the Committee that Kate's Butter was now operational, and that the company had plans to build a 6,000 square foot barn and a 2,800 square foot barn. He also mentioned that extensive renovations at Weirs Motors were now complete.

The Chair notified the committee that he had completed the EDC Annual Report and had forwarded it to the Town Manager.

Mr. Hull expressed his concern that plans to form subcommittees for the EDC had not materialized, which led to a discussion of the need for more EDC members. The Town Manager noted that he had included a request for volunteers in The Arrow and had sent out an e-mail requesting volunteers to everyone on the EDC distribution list. Mr. Hull suggested that Mr. Shea try to solicit new EDC members from members of the Chamber of Commerce, or Business Members of the Seashore Trolley Museum.

XII. Schedule Next Meeting (NO MEETING JUNE 10 DUE TO SCHEDULE OF SELECTMEN AND TOWN MEETING DATE): The next meeting of the EDC was scheduled for Wednesday May 28th at 6:00 pm. At the request of the Committee, the Town Manager stated that he would request from the Board of Selectmen a blanket authorization for the EDC to hold meetings in the conference room at Weirs Motor Sales.

XIII. Adjournment: Ms Bates moved to adjourn the meeting, seconded by Mr. Camp, and the meeting was adjourned at 8:05 pm.

I hereby certify that the above is a true and accurate record of the Economic Development Committee meeting of May 13th, 2014.

John Bell, Secretary