

**Town of Waldoboro**  
**Economic Development Committee (EDC) Meeting Minutes**  
**Municipal Building - 1600 Atlantic Highway**  
**October 8, 2009 at 4:00 p.m.**

1. **Call to Order** - This meeting was not called to order due to lack of quorum. The meeting continued as a non-voting informational meeting. **Members present:** George Seaver, Planning & Development Director Patrick A. Wright, Robert Weintraub, and Elaine Abel. **Residents present:** Jane Lichtman, Jen Merritt, Elaine Abel, and Joe Kerry.
2. **Approve and sign minutes from 6/11/09, 7/9/09, and 9/10/09** - Tabled until the next regularly scheduled meeting.
3. **Brief citizen comment (items not on agenda)** - Waldoboro Business Association President Jennifer Merritt was present for comment. She stated she brought in a poster for the Town Office for the Waldoboro Business Showcase scheduled for 10/21/09 at the Middle School from 5:00 p.m. to 8:00 p.m. The EDC will likely be represented there.
4. **Update on committee work regarding visioning, marketing, committee action, if needed** - The request for proposals has been completed by the Committee and is going in front of the Board of Selectmen at their next regular meeting along with a proposed budget for expenditures from the Comprehensive Plan Reserve Fund so that a grant could be applied for. Wright noted a couple contractors have already approached him with interest to bid on this project.

Abel is going to start assembling a tri-fold brochure to help with this project with the intent to have a draft for the next regularly scheduled meeting. There are a group of business owners in town who are interested in a Johnson & Wales type relationship and have formed a pseudo-subcommittee, and are reporting back to this committee.

Seaver asked about the visioning timeline since not a lot can be done without knowing what the residents want. Wright's vision of the visioning process timeline is for the Selectmen to approve the RFP on this Tuesday, advertise as soon as possible, have a bidders conference in 2 - 3 weeks, and then proposals due 6 - 8 weeks after that.

5. **Formation of Waldoboro Village Task Force** - There is a need for some sort of action and a lot of attention to be paid to the downtown area to develop and maintain businesses. A downtown task force should be established. Abel thought a privately funded grant writer might be appropriate. Lincoln County Economic Development Office (LCEDO) would be another good resource. Wright said he would research the cost of a grant writer. Weintraub offered to stand on the task force. He added that the group could not attack the downtown area from a personal approach; it should be rather approached from a town perspective. Citizen Joe Kerry will also be on the task force and suggests starting by looking at what we have downtown and building upon

that. He would like to solicit not only current businesses, but also businesses that have left, for information of what could have helped them. Other people who wish to be on the task force include Karen Clark, Randy Gross, Eric Nicholson, Yvette Bouchard, Jane Lichtman, and Jeff Hurd.

6. **Discussion of development fee schedule revision** - One 'good faith' measure for new businesses, which could be enacted rather quickly, would be to either temporarily or permanently suspend Site Plan Review fees in areas considered growth areas by our Comprehensive Plan (Commercial, Industrial, and Village Districts). It was the opinion of those present to recommend to the Board of Selectmen to waive Site Plan fees for the period of one (1) year to help stimulate business growth. Another part of this proposal is to increase Shoreland Zoning fees which will cover the cost of the lost revenues.
  
7. **New Business** - Bob Weintraub, in accordance with his First Amendment Rights, read from the following prepared statement:

*"There are a number of topics which I feel we need to discuss, possibly form committees to address and engage our Town Government and Community with;*

1. *The effect of our current and future Property Tax valuations and charges on developing new and existing businesses in Waldoboro (including all residents) because it appears to discourage new business growth. There seems to be a severe penalty for business and property owners to develop and install Renewable Energy Systems which is counter to our countries stated energy goals and carbon neutral goals. As well as a property valuation system that does not recognize the difference between total residential use versus mixed uses and discriminates the valuation based on the location of the property.*
2. *What are we going to be doing with the AD Gray Building? From my perspective if (hopefully a big if) the Town commits to a 1.2 million dollar renovation project this will most likely use up Grant funds that could be used for other projects. There is no guarantee that there will be enough lessees to cover the operating cost of the project and not add to the Property Tax burden of Town residents. There are paid for School facilities and less expensive buildings in Town that could be used for Social Service Agencies, Community and Sports programs.*
3. *Historically the Town of Waldoboro was the trading/transportation hub of our Watershed Community. Our Visualization process is a great first step but I feel we should engage our Watershed neighbors in our process.*
4. *Downtown Waldoboro does need a face lift and an exploration of how to get the fallow properties (especially the storefronts) revitalized with services that the town needs and will attract visitation is very important.*
5. *In the current economic climate we need to look at the costs that make up our Town and School budgets, the cost and risk/benefit of development, the hidden tax burdens on the residents with the realization that Federal and State mandates are going to make it difficult for many Town residents to afford to live in Waldoboro without a proactive and inclusive plan.*

*Hopefully, we can have a free an open discussion about these topics without repercussions."*

Seaver thinks we should get some sort of credit system, offset, etc. to give a tax break to those who have installed renewable energy. This should be done for environmental, practical, and public relations reasons. Wright agreed to a meeting within a couple weeks between himself, the Tax Assessor, and Weintraub to discuss the process of changing tax laws.

- 8. **Summary & Items for Next Agenda** - Continue with visioning, recap the renewable energy systems meeting with the Tax Assessor, Wright, and Weintraub, ideas for a tri-fold, and update on meeting with downtown business owners.
- 9. **Adjourn** - The informational meeting ceased at 5:30 p.m. The next meeting is scheduled for Thursday, November 12, 2009 - 4:00 p.m. at the Town Office Meeting Room.

Economic Development Committee:  
Waldoboro, Maine

Absent \_\_\_\_\_  
John T. Blamey, Chair

Absent \_\_\_\_\_  
William S. Post, Town Manager

\_\_\_\_\_  
Patrick A. Wright

Absent \_\_\_\_\_  
William "Bo" Yerxa

Respectfully submitted,

\_\_\_\_\_  
Michael C. Ducharme,  
Administrative Assistant

Absent \_\_\_\_\_  
Dana Dow

Absent \_\_\_\_\_  
Ben Lupien

\_\_\_\_\_  
George Seaver

\_\_\_\_\_  
Elaine Abel

\_\_\_\_\_  
Robert Weintraub