

Minutes, Bucksport Economic Development Committee – March 2, 2017

Attending: Mark Eastman, Larry Wahl, Paul Rabs, Linda Plourde, Frank Dunbar, John Paul LaLonde, Peter Stewart, John Wardwell, Jeff Hammond and Rich Rotella.

Paul Rabs called the meeting to order at 5:00pm. Peter made a motion to accept the January minutes and John W seconded the motion. The motion passed 8-0.

I. Public Participation:

- A. Steve St. Peter Jr would like the Town to consider putting bike racks in the downtown area.
 - 1. Research on where he would like to see the racks placed and research cost.
 - 2. A concern was raised about amount of space on Main St saying that it is already limited.
 - 3. It was considered to move to Streets & Roads or Park & Rec.
 - 4. It was recommended to follow up with Chief Geagan to see the number of thefts of bicycles. Paul Rabs said that he would speak to the chief.

II. New Business:

- A. Andrew Karhl of ReVision Energy made a presentation on solar power for municipalities.
 - 1. A packet of what Andrew spoke about has been included with the minutes.
 - 2. John Paul made a motion that we have an update brought to the Town Council on Andrew's presentation. Mark seconded. Vote 8-0 in support to proceed.

III. Code Enforcement Officer Update:

- A. Jeff Hammond provided an update from January & February.
 - 1. The Leadbetter Superstore is at the finished drywall stage and the painters are coming in the following week. The opening won't be until late spring.
 - 2. The Lighthouse Arts Center is putting the finishing touches on the building. The owner has a plan to build a projecting display of a lighthouse on the front of the building above the entry way with a rip rap image.
 - 3. A permit from Lewis & Malm was received to relocate their business to 119 Main St.
 - 4. A pre-application was submitted for a grant request to the Next Gen Foundation for \$525,000 to fund Phase 1 structural rehabilitation of Wilson Hall.
 - 5. The Planning Board asked DEP to eliminate some dimensional standards that are causing some problems for people who want to develop their properties in this part of Main St.
 - i. The Planning Board asked for the elimination of the minimum lot size and DEP suggested thinking about something other than that.
 - ii. The Planning Board is asking DEP to consider a minimum lot size of 1,000 square feet and for no limits on lot coverage.
 - iii. We have an 80% lot coverage limit and DEP is concerned that if we agree to a very small lot size that it might motivate people who own larger lots to divide the lots; for example, if you have a 5,000 sq. ft. lot they are concerned that it would be divided into (5) 1,000 sq. ft. lots. They are concerned about over developing Main St.
 - iv. The Planning Board will continue discussion on recreational marijuana as at some point they will have to make a recommendation to the Town Council to either allow or not allow recreational establishments or social clubs in Bucksport.
 - v. The Planning Board will discuss how to handle the land use change in the Industrial Zone because what is allowed at the mill site is very narrowly defined.

- a. Conditional Use – a process where you identify in your ordinance certain non-industrial uses that might be appropriate for that location subject to meeting certain conditions.
 - b. Contract Zoning – a process where a use comes forward and we think it's a great fit but it's not allowed.
- 6. New business licensing ordinance is now in effect.
 - a. Eliminated about a dozen businesses in Bucksport having to get a license
 - b. Required 4 business to get an inn-keepers license
- 7. The Application Review Process has been streamlined for renewals.
 - a. The Town Clerk will handle renewals not the Town Council
- 8. Food vendor called Jeff concerned that Town didn't accept them any longer.
 - a. Jeff advised her that vendors are allowed in Town.

Economic Development Director Update:

- A. Rich Rotella provided an update from January & February
 - a. The 2nd broadband Grant meeting was held with Axiom Technologies
 - i. Fairpoint presented in February
 - ii. Time Warner going to present in March
 - b. The 1st EPA meeting was held on February 28th
 - c. The website committee has held 2 meetings one on 1/26 & 2/14
 - d. ADA Grant Update
 - i. New Rails installed at Studio 83 & Huckleberries
 - e. DART Meeting on 1/8/2017
 - i. Bucksport announced to host Annual Meeting on November 9, 2017
 - f. Property Updates
 - i. Carsteen Steenberg will be closing on 124 Main St and moving his business Intellergy to this property. State Farm will be remaining on the other side.
 - ii. Lewis & Malm will be relocating its business to 119 Main St a building owned by William Nichols.
 - iii. Tom Goodman acquired 74 Main St in an auction. Tom will be keeping his business in its current location and will be looking to fill the Main St spaces as well as the upstairs apartment.
 - g. MMA
 - i. Board meeting scheduled for February 17th was postponed and rescheduled for March 16th.
 - h. EMDC
 - i. Attended a focus group on new software which makes gathering data extremely efficient.
 - i. Town Video
 - i. Video published by WLBZ has over 18,000 views in only 3 weeks.

RSU 25 Update:

- A. Senator King's office has reached out to the school and they are working on arrangements for Senator King to be the commencement speaker.
- B. They have held Strategic Plan Workshops in January
- C. Unified Basketball 3-1 on the season with a home game vs Ellsworth tonight

Chamber of Commerce Update:

- A. Frost Fest was held in February had a great turnout

- B. Planning for 225 on going
 - a. New Coordinator is Shelby Wright

Main Street Bucksport:

- A. 5 new board members recently appointed to board 3 of whom are from Main St. businesses
- B. Executive director search is closing up this week
- C. Bridge the Gap Race has over 170 race participants

Heart & Soul Update:

- A. Most recent event was paint activity held at Lighthouse Arts Center 12-13 participants
- B. Planning an agricultural/food event with Bucksport Farmers Market in March 12th 2-4pm
- C. Paul asked John Paul if it would make sense for H&S to submit a monthly report for Town Council update
- D. Nancy has been invited to speak at a breakfast workshop next Wednesday in Portland
- E. Last week Maine Community Foundation had a meeting in the Heart Soul Building with groups from Bucksport who have received grants from them to let them know what is going on with the groups.

Old Business:

- A. Rich, Jeff H and Larry observed the signs located next to the former mill property, veterans memorial, water front and by the secondary wastewater treatment plant and the signs are deteriorating as well as the structures used to support them. It was told to Rich that he didn't need approval to have signs looked at for recommendations.
- B. Larry wanted to note that the wreaths has been taken down.
- C. Linda said that the Friends of Silver Lake met again for a working meeting and will meet next on May 24th with hopes of having a speaker address lake tipping points and how this can adversely affect the lake.

Adjournment: John Paul made the motion at 6:32 pm and it was seconded by Mark.

Submitted by Rich Rotella

Next BEDC Meeting is scheduled for Thursday, April 6th @ 5:00 pm

Council Chambers at the Town Office!

Please note audio of this meeting is available on the town's website.