

**Community & Economic Development Committee**  
**Thursday, January 7, 2021**  
**Public Zoom Meeting – 6:30 PM**

**MINUTES**

**CALL TO ORDER**

The Town of Poland CEDC meeting for January 7, 2021, was called to order at 6:32 pm via Zoom by Committee Chair Jennifer Letourneau. The Chair, as well as members Cyndi Robbins, Norm Davis, Raymond Cloutier, Stacey Bsullak, and Sheila Foley are present. Alternate William Eldridge is absent.

**Public Attendance:** CEDC Recording Secretary Alex Sirois.

**RECOGNITION OF VISITORS**

None

**MINUTES**

December 3, 2020

- Vice Chair Cyndi Robbins makes a motion to accept the minutes for December 3, 2020, as presented, seconded by Member Stacey Bsullak. No discussion.
- Vote:                YES – 4                                NO – 0                                ABSTAIN – 2

**REPORTS**

November Financial Report

- Vice Chair Cyndi Robbins is curious if Sarah is still being paid from the CEDC budget.
  - Chair Jennifer Letourneau believes she is no longer being paid by the CEDC.

December Financial Report

- Town Manager Matt Garside is not available this evening due to a conflicting budget meeting.

Planning and Development Monthly Report

- Member Raymond Cloutier feels that it is hard to tell from the table of permit information provided what exactly is going on. Would it be possible to get a summarized version of this from the Code Enforcement Officer?
  - CEDC Recording Secretary Alex Sirois will check with Scott to see if he can do that, or he will provide a monthly update.
- Member Raymond Cloutier informs the Committee that a solar business has gone into the new complex built by Mark Lopez. Also new to this complex is a smoothie bar which is planning a grand opening for April or May.
  - The Committee should contact them to discuss how we can assist with a ribbon cutting.
- The Hi-Lo Dispensary is now open on Route 26.
- A second marijuana retailer is working with the town to get licensing in the existing commercial building next to Hi-Lo.
- The elderly housing project has hit some road blocks with the town.
- The Committee would like to help with a ribbon cutting for each of the new businesses in town.

- The Facebook page and how to create new content is discussed, as well as a monthly email from the CEDC.
- A monthly or weekly business should be awarded.
- Vice Chair Cyndi Robbins is committed to tackling the website project, and she wonders if anyone else can take on the Facebook page.
  - Sheila will handle the Facebook page if someone is willing to help her.

## **COMMUNICATIONS**

### Findings of Fact - Nextgrid

- A large solar farm which would be partially located in Poland (also in Auburn) has been approved by the Planning Board

### Findings of Fact - State of Maine

- A new entrance for the Range Pond State Park has been approved by the Planning Board.

### Findings of Fact - Affordable Homes, Inc.

- New storage units for the mobile home park off of Poland Corner Road have been approved by the Planning Board

## **OLD BUSINESS**

### CEDC Website

- CEDC Recording Secretary Alex Sirois was hoping to take a look at a website, however he still does not have access to it.
- Alex will reach out to our Civic Plus contact Melissa to see what the next step is to get this project moving.
- Once Alex has access, him and Cyndi will tackle the website project, with a goal to have it completed by May.

### Downtown Design Standards

- At the previous meeting, Town Manager Matt Garside suggested setting up a public meeting to gain the opinion of local business owners regarding the current Downtown Design Standards for the town.
- Vice Chair Cyndi Robbins feels that the Downtown Design Standards are not something the Committee is qualified to review, and suggests consulting with a professional.
- Recording Secretary Alex Sirois asks how soon this change needs to be made.
  - Cyndi Robbins believes that since this cannot be approved for 2021, any changes need to be finalized by December at the latest.
  - Alex Sirois suggests reaching out to the engineering firm the Town uses, Sebago Technics.
    - The Committee would like Alex Sirois to contact Sebago Technics to get a quote for a Downtown Design Standards consultation.

## **NEW BUSINESS**

### Banners

- Vice Chair Cyndi Robbins recaps the work that was previously completed on the new banners. A designer was hired and he had sent over preliminary designs.

- Chair Jennifer Letourneau does not remember seeing the designs.
  - Cyndi Robbins thinks it was quite a while ago. Drew has not yet been paid for the designs.
  - Cyndi Robbins will resend the designs to the Committee, to discuss at the next meeting.

#### Shaker Hill Nursery Water Update

- Chair Jennifer Letourneau reminds the Committee that Shaker Hill Nursery was promised town water to their property approximately ten years ago. Is there anything we can do to help them?
- Vice Chair Cyndi Robbins had a conversation with the owners recently and they are considering building a new structure on the lower portion of the lot.
  - Cyndi Robbins will reach out to them tomorrow and see if there is anything the Committee can do to help.

#### Semi Annual Business Award

- Member Raymond Cloutier recommends Mark Lopez and his new self storage business as the recipient of the semi annual business award.
- Member Shiela Foley does not disagree with the recommendation, but she is curious what Raymond's reasoning is for his selection.
  - Raymond Cloutier feels that Mark has done a great job cleaning up this corner, developing the property and filling it with tenants is something that deserves some recognition.
- Vice Chair Cyndi Robbins wonders if Mark is, or would consider assisting any of the non-profits in town. She feels as though it is important that the CEDC promote businesses that are also improving the community.
- The Committee selects Mark Lopez and Poland Self Storage as the winner of the semi annual business award.
  - Recording Secretary Alex Sirois will write a press release.

#### **OTHER BUSINESS**

##### Three Phase Power

- Vice Chair Cyndi Robbins informs the Committee that the GIS data layer for three phase power needs to be updated, because it has been added from Poland Fire and Rescue to the mobile home park on Poland Corner Road.
  - Member Raymond Cloutier was not aware that this had happened.

##### Sewer Project

- Vice Chair Cyndi Robbins informs the Committee that the Selectboard met with Wright-Pierce to discuss the sewer project. It appears as though they have run into issues with the proposed pump station near Cyndi's Dockside. Three phase power is not available at this location and it will be needed in order to complete the project, which is going to cost an additional \$105,000. Had the engineer spoke with Cyndi Robbins she would have told him that three phase power did not exist in this location. The Selectboard has agreed to the additional cost, but it means cutting expenses elsewhere. Cyndi feels as though the CEDC should have been notified that this meeting was happening.
  - Member Raymond Cloutier told them that there was no three phase power in this part of town before the project started. He also believes that the \$105,000 could come out of the contingency fund, which was created for situations like this. He is also curious

if the Committee can get a copy of the minutes from the meeting, with an explanation on why the CEDC was not included in the discussion.

- Chair Jennifer Letourneau remembers a member of the Selectboard attending meetings prior to COVID, and she wonders if they should address this since a liaison is no longer keeping in contact with the Committee.
  - Vice Chair Cyndi Robbins suggests moving the regular CEDC meeting to a different night during the budget process so that Matt Garside and a member of the Selectboard can attend.
- Member Stacey Bsullak suggests that the CEDC send a letter to both the engineering firm and the Selectboard, letting them know that we are disappointed that we were not kept in the loop on this substantial change.
- Member Norm Davis is surprised that they are talking about downsizing the project when it has not even gone out to bid yet.
- Chair Jennifer Letourneau will call Town Manager Matt Garside and possibly the Chair of the Selectboard to see if we can get someone to come to the CEDC meetings, and discuss the idea of moving the meeting to Wednesdays.
  - Member Sheila Foley would like a follow up email to the Committee once Jennifer has talked with Matt.

#### Trail Maps

- Member Raymond Cloutier would like to have trail maps available on the web page.
  - Chair Jennifer Letourneau will check with Matt to see if the Trail Committee has this. Recreation may also have trail maps.

#### **ADJOURNMENT**

The meeting adjourns at 7:48 pm.

Recorded by: ALS

Approved: February 4, 2021