

Community & Economic Development Committee
Thursday, November 4, 2021
Town Office Conference Room - 6:30 PM

MINUTES

CALL TO ORDER

The Poland CEDC meeting for November 4, 2021, was called to order at 6:33 pm, by Chair Jennifer Letourneau. The Chair, as well as members Cyndi Robbins, Sheila Foley, Norm Davis, Raymond Cloutier, and Stacey Bsullak, are present. Alternate Bill Eldridge is absent.

Public Attendance: Recording Secretary Alex Sirois and Chrissy Kimball are present.

MINUTES

October 7, 2021

- Vice-Chair Cyndi Robbins makes a motion to accept the minutes for October 7, 2021, as presented, seconded by Member Norm Davis. No discussion.
VOTE: YES - 4 NO - 0 ABSENT - 1 (R. Cloutier)

RECOGNITION OF VISITORS

REPORTS

Financial Report

- Chair Jennifer Letourneau is curious if anyone knows what the expense listed as professional services for a total of \$1,200 might be for.
 - Recording Secretary Alex Sirois believes this is an invoice for Sebago Technics.
 - Jennifer would like Alex to get more information on this charge from the Town Manager.
- Member Cyndi Robbins makes a motion to accept the financial report, seconded by Member Sheila Foley. No discussion.
VOTE: YES - 5 NO - 0

Planning and Development Report

- No new businesses were registered by the Planning and Development Office since the last meeting.
- The Following Site Plan Applications were approved by the Planning Board since the last meeting:
 - Dollar General received approval to build a new retail store at 1484 Maine Street.
 - Blue Triton Brands received approval to expand a loading dock structure at 109 Poland Spring Drive.

- Image Inc. received approval to expand the existing mini-golf course at 547 Maine Street.
- The following commercial building permits were issued by the Code Enforcement Office since the last meeting:
 - Dollar General received approval to build a new 10,640 square foot general store at 1484 Maine Street, with a cost of work totaling \$625,000.
 - Crown Castle received approval to build a new generator pad/generator at 71 North Raymond Road, with a cost of work totaling \$5,000.00.

COMMUNICATIONS

None

OLD BUSINESS

Downtown Design Standards

- Jim Seymour has reviewed the draft amendments and submitted comments to the Planning Board and Town Staff. He also suggests holding a workshop between both groups that is less formal and not televised. It is unclear at this point if the CEDC will be attending the Planning Board meeting next week.

December Meeting

- Due to a location conflict, the December meeting will be held on December 9th in the Town Office Conference Room.

NEW BUSINESS

Budget

- The Committee reviews last year's budget.
- Vice-Chair Cyndi Robbins asks the Committee if anyone remembers voting to spend money on lake protection.
 - No one can recall why this was added to the CEDC budget.
 - Member Norm Davis would like an explanation for this.
- The Committee feels that Heritage Day funding should increase to cement it as a staple community event.
- The Committee notes the amount of money spent on the website for a product that is lacking a company that is not very responsive.
- Chair Jennifer Letourneau will plan on going to the budget committee to explain the increases in the proposed budget.

Bylaws

- Vice-Chair Cyndi Robbins makes a motion to approve the proposed amendment to the bylaws, as prepared in the meeting packet, seconded by Member Sheila Foley. No

discussion.

VOTE: YES - 6

NO - 0

OTHER BUSINESS

- Vice-Chair Cyndi Robbins informs the Committee that the upcoming sewer system project will start on Monday. The company hired has permission from DOT to work until Christmas. They will start back up in March and have things functioning by June. The project came in at \$800,000 less than expected, so Cyndi wonders if they can use that money on something else.
 - Member Sheila Foley wonders if that could be used to connect to Mechanic Falls.
 - Cyndi believes they were told that would cost around 8 million dollars to do.
 - Cyndi would like to ask Nikki for a new balance sheet for the TIF.
- The Committee discusses some ideas for use of the funds from the American Rescue Plan.
 - Member Sheila Foley would like to see lamp/lantern lighting added to the downtown.
- Member Sheila Foley informs the Committee she is in need of net Christmas lights for the Christmas parade the Saturday after Thanksgiving, November 27th, at 8:30 am.
- Vice-Chair Cyndi Robbins will have more info on Winterfest at the next meeting.
- Member Raymond Cloutier asks if the Town can buy properties for development.
- Member Raymond Cloutier points out that a liaison from the Board of Selectpersons, and Town Manager, have been missing from many of the recent meetings.
 - The Committee agrees and states that this is a major disconnect.
 - Recording Secretary Alex Sirois will send them a memo requesting either a member of the Board of Selectpersons or the Town Manager attend CEDC meetings.

ADJOURNMENT

The meeting adjourns at 7:49 pm.

Recorded by: ALS

Accepted on: December 9, 2021.