

**COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE  
THURSDAY, JULY 7, 2022  
6:30 PM - FIRE STATION MEETING ROOM**

**MEETING MATERIALS**

**Community & Economic Development Committee**  
**Thursday, July 7, 2022**  
**6:30 PM - Fire Station Meeting Room**

**AGENDA**

**CALL TO ORDER**

**MINUTES**

June 2, 2022

**RECOGNITION OF VISITORS**

**REPORTS**

Financial Report - June 2022  
Planning and Development Report

**COMMUNICATIONS**

Gems of Route 26 Invoice  
Cyndi's Dockside Invoice  
Mr. Chips Invoice

**OLD BUSINESS**

Website  
Downtown Design Standards Workshop with the Planning Board Follow Up  
Town Signs/Landscaping

**NEW BUSINESS**

2022 Business Recognition Award  
Election of Officers

**OTHER BUSINESS**

**ADJOURNMENT**

**CEDC ACTIVE LIST**

2022 Business Recognition Award (delayed until the July meeting)  
SOP For New Businesses  
Triathlon (delayed until the October meeting)

# MINUTES

**Community & Economic Development Committee**  
**Thursday, June 2, 2022**  
**Town Office Conference Room - 6:30 PM**

**MINUTES**

**CALL TO ORDER**

The Poland CEDC meeting for June 2, 2022, was called to order at 6:34 pm, by Chair Cyndi Robbins. Vice-Chair Sheila Foley and Members Stacey Bsullak, and Mike Ellis are present. Members Norm Davis and Chrissy Kimball are absent.

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

**MINUTES**

May 12, 2022

- Member Stacy Bsullak makes a motion to accept the minutes for May 12, 2022, as presented, seconded by Member Mike Ellis. No discussion.  
VOTE            YES - 4            NO - 0

**RECOGNITION OF VISITORS**

None

**REPORTS**

Financial Report

- The Financial Report for May 2022 includes payroll expenses and dues for \$275 and \$1,000, which Cyndi believes is for the Oxford Chamber and Gems of 26.
  - Neither of the dues expenses were voted on by the CEDC.
  - The Committee discusses the Oxford Chamber and why the CEDC is a member.
  - Chair Cyndi Robbins will email the Chamber to ask that all CEDC Members are added to their email list.

Planning and Development Report

- The following new businesses registrations were received by the Planning and Development Office since the last meeting:
  - Moonrise Hollow Farm, an agricultural business, located at 12 Alexander Lane.
  - Bearded Bro Home Services, LLC, a handyman, located at 35 Maple Lane.
  - Dollar General, a retail store, located at 1478 Maine Street.
- The following Site Plan Applications were approved by the Planning Board since the last meeting:
  - Image Inc. received approval to build a new innkeepers dwelling at 543 Maine Street.

- The following commercial building permits were received by the Code Enforcement Office since the last meeting:
  - Middle Range Pond Restaurant LLC submitted a permit application for soil stabilization of a 28' x 70' picnic area per a DEP Permit by Rule application dated 05/11/2022 at 640 Maine Street.
  - SBA Towers III LLC submitted a permit application for T-Mobile replacement of (4) antennas, relocation of (4) antennas, and installation of (4) antennas and associated equipment on Duff Road with an estimated construction cost of \$35,000.
  - Poland Spring submitted a permit application to open 285' of roadway with a 6' wide trench at Spring Water Road.
  - Image Inc submitted a permit application to build a new innkeepers dwelling at 22 Robbins Way, with an estimated construction cost of \$400,000.

## **COMMUNICATIONS**

### Gems of Route 26 Invoice

- Chair Cyndi Robbins explains the Gems of 26.
- Vice-Chair Sheila Foley asks how someone can join the Gems of 26.
- Member Mike Ellis asks if the business must be right on Route 26.
  - Cyndi informs them there are no real rules on who can join. The group that runs the Gems of 26 makes that decision.
- Sheila asks how they advertise.
  - Cyndi explains that they raise money by dues, which is around \$10,000 a year. The casino does sponsor the Gems of 26. They advertise in summer guides and the Boston globe.
- Since Cyndi has to recuse herself because of her association with the Gems of 26, there is not a quorum to vote on this agenda item and it will be tabled until next month.

### Cyndi's Dockside Invoice

- Since Cyndi has to recuse herself because of her association with Cyndi's Dockside, there is not a quorum to vote on this agenda item and it will be tabled until next month

## **OLD BUSINESS**

### Website

- Alex hopes to a splash site up next week as long as he can get the domain sorted out.
- The plan would be to view a mock-up of the new page design at the next meeting for comments from the Committee.

## **NEW BUSINESS**

### Schedule Downtown Design Standards Workshop with the Planning Board

- The CEDC is going to have a workshop with the Planning Board on June 30th at 6:30 pm in the Town Office Conference Room.
- Chair Cyndi Robbins will send Amy Segal's PowerPoint presentation.
- Recording Secretary Alex Sirois will try to find the version that included her notes.

#### Town Signs/Landscaping

- Chair Cyndi Robbins is going to get Mike Ellis a list of sign locations for him to look at.
- Cyndi would really like to ask businesses to adopt signs.
- Member Mike Ellis suggests perennials that are planted intelligently. This would require very little maintenance.

#### **OTHER BUSINESS**

- Testing of the sewer system is still taking place. Wastewater from the Maine Inn and Roosevelt House at Poland Spring Resort is now running into the sewer system. The Presidential Inn will be added next week. The issue is now that they have nothing going into the pump system side. Cyndi has agreed to hook the Lodge up instead of Cyndi's Dockside so that something is running into the pump system.
- The CEDC wonders if they can ask Wright-Pierce to come to a meeting so that they can ask some follow-up questions about the project.
- Vice-Chair Sheila Foley informs the Committee that Auburn is promoting that they are waiving permit fees for veterans. She is wondering if Poland can do something about permit fees for small businesses. Independently-owned businesses that provide employment should get some type of fee reduction or exemption.

#### **ADJOURNMENT**

The meeting adjourns at 7:55 pm.

Recorded by: ALS

Accepted on: July 7, 2022.



# REPORTS

**Expense Detail Report**  
 Department(s): E 401-01-5650 - E 401-01-5650  
 June

Account-----			Current			Unexpended
Date	Jrnl	Desc---	Budget	Debits	Credits	Balance
401 - PSB TIF 2 FUNDS			56,500.00	22,932.36	0.00	33,567.64
<b>01 - PSB TIF 2</b>			<b>56,500.00</b>	<b>22,932.36</b>	<b>0.00</b>	<b>33,567.64</b>
5650 - CEDC EXPENSE			56,500.00	22,932.36	0.00	33,567.64
06/07/22	A 0736	ANNUAL DUES		225.00	0.00	
06/23/22	P 0788	06/23/22 Payroll (Dist)		440.17	0.00	
06/30/22	A 0807	TOWN SEALS (6)		180.00	0.00	
06/30/22	G 0814	FUND 40 EOY TRANSFERS		0.00	23,597.53	
06/30/22	G 0822	EOY		0.00	180.00	
		<b>June</b>	<b>0.00</b>	<b>845.17</b>	<b>23,777.53</b>	<b>8,944.94</b>
		<b>Expense.....</b>	<b>56,500.00</b>	<b>23,777.53</b>	<b>23,777.53</b>	<b>56,500.00</b>
		<b>Division....</b>	<b>56,500.00</b>	<b>23,777.53</b>	<b>23,777.53</b>	<b>56,500.00</b>
		<b>Department..</b>	<b>56,500.00</b>	<b>23,777.53</b>	<b>23,777.53</b>	<b>56,500.00</b>
<b>Final Totals</b>			<b>56,500.00</b>	<b>23,777.53</b>	<b>23,777.53</b>	<b>56,500.00</b>







**TOWN OF POLAND, MAINE  
COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

July 5, 2022

Re: **June Planning and Development Report**

Dear Committee Members,

**The following new businesses registrations were received by the Planning and Development Office since the last meeting:**

1. Saddle Feathers Farm, LLC, an agricultural business, located at 53 Cobb Road.

**The following Site Plan Applications were approved by the Planning Board since the last meeting:**

1. Auto Everything, LLC, received approval to open an auto repair/sales business at 318 Bakerstown Road.

**The following commercial building permits were received by the Code Enforcement Office since the last meeting:**

1. Vacationland Moving submitted a permit application for a new sign to replace the Poland Self Storage sign, at 1484 Maine St. Unit #1, with an estimated cost of work of \$675.

Sincerely,

Alex Sirois  
CEDC Administrative Assistant  
Town of Poland, Maine

# **COMMUNICATIONS**

Gems of 26  
640 Maine Street  
Poland Spring, ME 04274 US  
crobbins@fairpoint.net

# Invoice

BILL TO
town of Poland town of Poland

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1016	05/03/2022	\$1,000.00	06/02/2022	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Dues		1	1,000.00	1,000.00

BALANCE DUE **\$1,000.00**

# M.R. CHIP'S SIGNS

Est. 1988

207 **557-8241**

912 Empire Road • Poland, Maine 04274  
WWW.MRCHIPSSIGNS.COM

Name: CDEC Poland, town of Poland		Date: 6/27/22	
<input type="checkbox"/> CASH		<input checked="" type="checkbox"/> CHARGE	
6	Multi color digital print		
	town seals 11"	\$30.00ea	\$180.00
	Installed on location		N/C
	Lewiston Junction Rd		
	Rt 26 @ New Gloucester		
	Rt 26 @ Mc Falls		
	Rt 11 @ Mc Falls		
	Rt 11 @ Raymond		
	Rt 122 @ Auburn		
	Rt 121 @ Mc Falls NOT NEEDED		
<b>BALANCE DUE UPON RECEIPT</b>		TAX	non-profit
Signature <b>X</b>		TOTAL	\$180.00