

FALMOUTH EDIC
JUNE 9, 2008
SELECTMEN'S MEETING ROOM – 4:45PM

PRESENT: MARY PAT FLYNN, CHAIRPERSON
STEPHEN SPITZ, VICE CHAIRMAN
SAMUEL LORUSSO
CHRISTINE ROSS
WILLIAM VENDT
ABSENT: GLENN KELLY
CAREY MURPHY

Report on Status of Development Agreement/Raymond Park

John Harding handed out a packet and reported as follows:

- Second Amendment to Purchase and Sale Agreement – John requested Pat Flynn sign two copies which includes the filing drawings to create the condominium. The drawings show what is existing and what is planned without getting into doing anything on the water tank lot. It shows the Walsh building with a possible addition and Phase 2 Building #2. Once signed, this document will go with the petition to decertify the land. Once the land is decertified, it will go to the Registry of Deeds to be filed. This 2nd Amendment extends the ‘Condominium Deadline’ from June 15, 2008 to August 1, 2008. Steve Spitz asked, “How marketable is this in 6 months? Can we unwind this?” John felt yes. Steve replied, “I’d hate to see this organization be hung out here on speculative real estate investment in this climate.” John will investigate and report back.
MOTION: Stephen Spitz made a motion to execute the Second Amendment extending the Purchase and Sale Agreement between EDIC and Alex Walsh to 8/15/08, seconded by Christine Ross. Unanimous vote.
- Hardship Exemption (lots 3, 4 and 19C) – the CCC has waived the Exemption Application Fee and has scheduled a committee hearing in Falmouth next Tuesday, 6/17, at 5:30pm in the Civil Defense Room at Town Hall. It is John’s understanding, if we decide to make an agreement on one of the lots we (EDIC) are indicating approval and then if they (a Buyer) get site plan approval from the Planning Board then that indicates the Town approves and there will be no mitigation of any kind. If the EDIC does not give its approval and no approval from the Planning Board then it will be sent to the CCC as a referral of regional impact (mitigation). If just one board does not give approval it goes to mediation. Although he does not believe there will be any issues, John said our attorney should review this decision before agreeing to it.
- Falmouth Tech Park Development Agreement – **MOTION:** Stephen Spitz made a motion to approve the Certificate of Compliance for Stage 2A (construction of up to 420,000 sq. ft.) and the Certificate of Preliminary Compliance for Stage 3 (construction of an additional 180,000 sq. ft.), have it reviewed by counsel and forwarded to the CCC for signatures, seconded by Christine Ross. Unanimous vote.

John Harding – Update

- Lot 5 – had 7 inquiries and 3 showings this month.
- Working with Town Engineer George Calise's office to get the report he wrote about 1 ½ years ago on the road (Edgarton), he was reviewing it for the Holmes and McGrath contract. George has visited Edgarton Drive many times but John hasn't been able to physically contact him for the past two weeks. Peter Nielsen, resident who has drainage problems, said nothing has been done. Pat will follow up and get back to Peter.

Falmouth Tech Park Association – Mike Mathewson

As part of the Development Agreement in the Tech Park, Sharon Gay is trying to get the 'Car Pool' signs to have them put up and she asked Mike for his help in placing the signs and to encourage carpooling especially with the cost of gas. Mike explained the Association has an annual meeting and ad hoc meetings when needed. There will be a summer get-together, probably in August, which he will let us know about.

Bills – Stephen Spitz

Bill Vendt made a motion to approve a bill in the amount of \$190.00 for secretarial services for Linda Wells, seconded by Sam Lorusso. Unanimous vote.

STG Consultants – Update by Sharon Gay

- Web Site – Sharon receives monthly reports from the web site design company (Penguin) which are forwarded to the members. The Chamber of Commerce has generously offered to take over updating the site as needed. In order to do this the staff found out they need an additional piece of software which costs \$169. To stay with Penguin they have two proposal packages: 1) a limited 2 hours worth of updates for a monthly fee of \$90, or 2) a more extensive package billed at \$55/hour at a minimum of \$180/month. To have Christine purchase the software and have her staff do it *at no additional cost to the EDIC* would be \$169 total. Christine added she wanted the board to decide and offered to donate the \$169 for the software. **MOTION:** Stephen Spitz made a motion in lieu of going with Penguin we accept the donation from the Chamber of Commerce to help us and thank them for their contribution, seconded by William Vendt. Unanimous vote.

New Business

- USI New England Insurance – we received our Directors and Officers Liability Policy which does not automatically renew. It starts on 7/01 with the application attached but no premium noted. At a previous meeting the board voted to renew. Pat signed the application and Sharon offered to get the paperwork to Treasurer Rich Bienvenue.

Old Business

- Peter Nielsen stated it has been better than two years now since he first went to the Planning Board and expressed concerns about water runoff onto his property and has been at most of our meetings expressing his concerns. Because he has not seen any progress he asked the board, “Am I on my own to deal with this or am I going to get some help from the EDIC?” He feels his only recourse is going to court which will cost him money and make him financially strapped. John reported Holmes and McGrath designed the rebuild of the road. There are two issues as far as he can find out: 1) the idea that the road was not completed by Lawrence Lynch according to the design in that the drains for the water is not feed off the pavement properly to go with the drains and 2) what damage has or has not been caused by various actions of various contractors and developers in the Park and that issue has been taken up with the Town. Sam offered to become Peter’ advocate. Sam is familiar with the people involved and believes he can get together with them and Peter and get it resolved. Christine felt it was a fabulous idea that Sam wants to be an advocate and then she highly recommended a large meeting with the doctors, Benthos, etc. Sam will review all documents, information, etc. and report back to the board at our next meeting.

Approve Minutes of May 12, 2008

Christine Ross made a motion to approve the minutes of May 12, 2008 as printed, seconded by Stephen Spitz. Unanimous vote.

Stephen Spitz made a motion to approve the Executive Session minutes of May 12, 2008 as printed, seconded by William Vendt. Unanimous vote.

Set Next Meeting Date

Our next regular meeting is scheduled for Monday, July 14, 2008 at 4:00pm in the Selectmen’s Meeting Room. Please note change of time.

Adjournment

Stephen Spitz made a motion to adjourn at 6:15pm, seconded by William Vendt. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary