

FALMOUTH EDIC
MARCH 20, 2006
SELECTMEN'S MEETING ROOM – 4:00PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
WILLIAM MCKEON, VICE CHAIRMAN
GLENN KELLY
JOSEPH MARTYNA
ROBERT STANLEY
MARY PAT FLYNN (at 5:15)

ABSENT: CAREY MURPHY

Economic Development Element of the LCP – Marlene McCollem, Doris Epstein and Glenn Kelly

Bill McKeon asked ‘what do you see as the eventual outcome?’ Doris Epstein said we are lacking any group of people who have taken on this element as their task. She understands EDIC has a different charge, that being to create jobs, but was interested in our input and our ideas about having a committee appointed by the selectmen.

She would also like to see the concepts of committees on the different elements integrated/working together (transportation, energy, etc.) and felt the economic development element would tie many of these things together. Not looking for individual projects to be worked on which might take day-to-day oversight, looking at more of a long term view, five years for instance – how does the economic situation in town impact the coastal waterways, transportation, energy, land use. Bob Stanley reiterated, by law the EDIC's purpose is jobs, jobs, jobs, we are not involved in anything outside of manpower and getting people jobs in one form or other.

It would be nice to have somebody from the EDIC representing more job possibilities or someone outside who knows our interests and activities to advocate with this new group. A good name for this group might be community development. Marlene McCollem stated the request is to appoint an official committee which is unnamed at this point. As of this date there is no committee with no name.

Joe Martyna said he has always felt the title Planning Board would plan for the whole town but it truly is a Zoning Board; they react to issues that come before them, they are not planners and he felt we do need a committee to look out for the town. Bill McKeon was concerned we not view it as another regulatory layer – we have to articulate that very clearly in naming this committee. All agreed to give some more thought on a name.

Richard Corner - Proposal

Mr. Corner had to be out of town, so John Harding reported Cape Cod Fabrications bought Lot 69 awhile ago. Mr. Corner is planning on going to the Planning Board with a site plan showing a 36,000 sq. ft. steel building. Associates of Cape Cod (next door) has generously offered to allow Mr. Corner to re-grade the big berm that goes up and then over. The idea is to maybe make this a sound berm for the noise problem Associates has.

Currently they employ 20 with hopes to expand to 40 employees. **MOTION:** Glenn Kelly made a motion to approve the plan as presented and to authorize a letter be sent to the Planning Board expressing EDIC's support, seconded by Bob Stanley. Unanimous vote. Members present then initialed the plans.

Regional Technology Development Center (RTDC) – Update

Chairman Halvorson updated members the 1st meeting of the newly appointed Steering Committee will take place at 9:00am on March 23, 2006 at the Coonamessett Inn. Harlyn passed out a document showing the structure of the meeting at which the 1st order of business will be to elect a chairman. We are looking at a two phase process. The document outlines a reporting structure, goals, and tasks such as developing a Mission Statement, bylaws, create an RFP to hire a management team, etc. **MOTION:** Glenn Kelly made a motion to accept the recommendations as brought forth by Chairman Halvorson to be addressed at the Steering Committee's meeting, seconded by Joe Martyna. Unanimous vote.

Chairman Halvorson would like EDIC to participate in a program being put on by the SouthCoast Development Partnership (SCDP) on Monday, April 3, 2006 at the University of MA Dartmouth in the Woodland Commons. A number of our congressmen will be present to discuss economic development in Southeastern, MA especially in the marine science sector. Harlyn plans on attending.

STG Consultants – Update

- Worked together with Harlyn on the RTDC.
- The traffic study is moving along but the CCC wants an additional \$1,500 worth of traffic counts in peak hours and turns. **MOTION:** Bill McKeon made a motion to expend \$1,500 for additional traffic counts, seconded by Harlyn Halvorson. Unanimous vote.

Richard Bienvenue – Treasurer's Report

- As of 2/28/06 we have just over \$389,000 in cash, \$50,000 on deposit and real estate holdings just under \$2 million, etc.
- Started a cash flow projection which will be complete for next meeting.
- Gathering information for RFP's and will e-mail to Bill and Harlyn.
- The auditors will be in town next month and he will try to schedule to meet on 4/10 (our next regular meeting day).

Old Business

- CCC Revised Agreement – Update: Stage 2A is completed. John Harding reported we are into the 6th week of a 6 month tracking program to hopefully resolve any other issues.
- Johnson Holmes, Inc. – Response to Letter: no response.

- Edgarton Drive – Drainage Issues, Road Taking, etc.: Proceeding to collect the necessary signatures for the road taking, still waiting for Lawrence Lynch to give us their quote on creating two new drainage basins and cleaning out three. John expects not only the quotes but the work completed within the next 30 days. We will still have the continuing issue while buildings are being built of monitoring drainage coming off construction sites.
- The Benthos Teledyne Company went to the Design Review Committee to add the word 'Teledyne' and change the logo to the existing sign who referred them to the Board of Selectmen. So, next Monday, 4/3, they will go before the selectmen.
- Benthos is also planning to go before the CCC for a 10,000 sq. ft. addition which will require a DRI. To that end they have commissioned a traffic study so John and Chris have been attending meetings in hopes of obtaining the same information for EDIC's use.
- Mr. Casolli has begun building a 10,000 sq. ft. structure on Lot 6 behind the Taptone building. It will be a professional building very similar to the day surgery building in the same area.
- There are plans being drawn up for two smaller buildings on Lot 1C but not final yet.
- Bob Murray informed John, now that 704 Main Street is full he is starting the process to fill the housing on Edgarton Drive.
- Harlyn has spoken to Heather Harper to arrange a joint meeting with the selectmen and Planning Board to discuss plans for the top of the hill at Raymond Park.
- Community Bank had its ribbon cutting ceremony at 704 Main Street. A hair salon is planning on occupying another of the store fronts.
- Cape Cod Child Development has bought a piece of property off of Brick Kiln Road for a permanent home with the help of Bob Murray but they need a place to stay for 2-3 years. John is working on getting them into 2 of the units at 704 Main (4,300 sq. ft.) as a temporary home. They are having difficulty raising the funding to do the build out. In fact, Mr. Murray asked John to ask us to consider giving the Housing Corporation a short term interest free loan to help the Cape Cod Child Development with the build out and it would be repaid within 2-3 years. Richard will look at our cash flow projections and the legality and report his findings at our next meeting for our consideration.

Approve Minutes of February 13, 2006

Glenn Kelly made a motion to approve the minutes of February 13, 2006 as printed, seconded by Joe Martyna. Unanimous vote.

Bills – Bill McKeon made a motion to authorize payment of the Warrant in the amount of \$12,089.33, seconded by Glenn Kelly. Unanimous vote.

New Business

Chairman Halvorson reported Robert Franklin is an advisor to the RTDC and he has made a recommendation we send two representatives from the Steering Committee to a meeting to be held in Peabody to discuss economic development at a cost of \$128/pp.

MOTION: On behalf of EDIC Harlyn Halvorson recommended approval of this expenditure, seconded by Glenn Kelly. Unanimous vote.

Set Next Meeting Date – Our next meeting will be Monday, April 10, 2006, 4:00pm.

John Harding – Update

- Chris Bailey reported Pat Murphy from Cape.com is a consultant with the Tech Park Association who was asked to look into putting the new wireless antenna for high bandwidth on the new water tank so there would be a line-of-sight to every lot in the Tech Park. He has been working for a few months getting an analysis done which involves sending a qualified analyst to the top of the tower to do some readings. He has run into a few problems – one it is very expensive and the Water Department is requiring a permit for the analyst to have that allows them to climb the tower. Another is – if it goes up tomorrow, does it pay for itself? Bob Clarke, the Tech Park rep., has been charged with taking another survey of tenants to see if there is enough revenue to go forward.

[Pat Flynn arrived at 5:15pm]

- John presented a preliminary sketch from Mr. Doyle showing two 20,000 sq. ft. buildings could go up (and perhaps more) on the newly reconfigured Walsh property. The way it is drawn now the area around the water tank lot is left as a separate lot (easement for the town). Remember, EDIC owns the old water tank lot and gave the town Lot 62 for the new tank with the understanding the old tank was coming out which has not happened. The question now is, does the board want to proceed further in the agreement with Dr. Walsh to lay out a serious site plan to propose to the Planning Board as part of its agreement which John showed on the sketch. **MOTION:** Bill McKeon made a motion to move forward with a site plan, seconded by Joe Martyna. Unanimous vote.

Harlyn will contact Heather Harper to set up a meeting with the Water Department to clear up outstanding issues.

Adjournment – Joe Martyna made a motion to adjourn at 5:30pm, seconded by Bob Stanley. Unanimous vote.

Respectfully submitted,

Linda J. Wells, Recording Secretary