



ATTENDEE	POSITION/TITLE
Stuart Smith	Chair (Edgecomb)
Chris Johnson	Vice-Chair (Somerville)
Mike Tomko	Secretary (Boothbay Harbor)
Dick McLean	Treasurer (Damariscotta)
Ham Meserve	Lincoln County
Marianne Pinkham	Nobleboro
Mal Carey	Newcastle
Nancy Prisk	Southport
Bob Faunce	County Planner
Mary Ellen Barnes	Executive Director
Harold Spetla	Community Development Specialist

Stuart called the meeting to order at 6:30.

The September minutes were reviewed and approved, following a motion by Dick, second by Marianne. Both Financial Statements were briefly discussed and accepted, following a motion by Dick, second by Mike.

501(c)3 Discussion

The 501c3 Committee (Stuart, Dick, Chris, Bob and Mary Ellen) met with Carrie Kipfer, County Administrator, on Nov. 2, and had a pretty thorough discussion (a summary was provided to the full EC). Stuart highlighted what he thought was the key issue driving our interest in a non-profit status: staff pay. In one sense, he felt it came down to weighing the ability to set salaries versus the possible cuts in overall funding. Chris thought that if the RPC pursued other funding, it could lead to taking on activities outside the County – probably not what we or the Commissioners want to see. Dick said that the time and efforts invested in pursuing funding would draw the staff and board away from its main mission in the County. Stuart thought Carrie’s comment raising a question about whether the County would continue to fund the RPC was very interesting.

Dick believes we should remain with the County – the RPC and the County share values and interests in serving our communities. Mal asked about other 501(c)3s that we could partner with. We didn’t see a long-term partner, though we work with groups on various projects. In Nancy’s broadband meetings with Georgetown, they were interested in what we do. That town and others in Sagadahoc are in MCOG/MCEDD’s service area.

Dick recognizes that should we make this move away from the County now, we won’t be able to come back in. Situations are likely to change in the future, and what is the best option? We’re looking at this now in large part because of the physical/fiscal break with CEI. Ahead of their move, we considered 501c3 as an option for continuing to provide planning and economic development services. Chris stressed that we need to be making



our case with the towns; we'll be less effective, less valuable to the County if we don't continue to provide needed services. Ham agreed that we need to constantly demonstrate value and accomplishments, including researching and developing new services, such as a shared code enforcement official, and building relationships with towns. Many possibilities, but perhaps an overarching direction could be: coordinating solving Lincoln County issues by working together." Chris saw our role also as a catalyst (not necessarily the problem-solver in every situation). Ham urged us to consider requesting funds to take on priority tasks.

On a motion by Dick and seconded by Marianne, the EC unanimously agree to continue as a County department and to recommend this to the full board.

Staff Activities

Bob discussed plans to hold a workshop on short-term rentals. Not every town is worried about this, but there are interesting issues (whether owners are required to live in a rented house, whether this use is compatible in single-family neighborhoods). He also talked about a follow-up workshop that the Maine Coastal Program wants to hold with us this fall. Bob's been very active, putting MCP grants to work in Lincoln County towns; he wants to hear from communities about other coastal planning needs.

Bob also discussed RALA – Rural Active Living Assessment – which collected recreational related information for every town in the State. He's working with DACF on taking the data, intended for research, and transforming it into data usable in comprehensive plans. Bob also updated the EC on what will be happening with the MDOT contract. MCRPC is pretty busy and Harold is interested in learning and taking on some of the transportation work, so we'll be pulling the 2018 budget back in house.

Mary Ellen reported that we're closing out the 2013 Brownfields Grant this month, with final reports due in December. We did a number of Phase I and IIs on hazardous sites and one set of assessments on a petroleum site, but were not able to spend most of the petroleum dollars. Harold and Mary Ellen will be preparing a new application for only hazardous funds for us, and likely working with Wiscasset on a cleanup grant application.

Bob is talking with BBH about providing some guidance on Paul Coulombe's proposed re-development along Atlantic Ave, on the east side of the harbor. Mr. Coulombe recently presented a plan that's been greeted with a mix of opinions. There are many land use issues involved, requiring amendments to the zoning ordinance. After a presentation to the PB, he withdrew his conceptual plans and some offers to buy properties – possibly just a momentary reaction to the PB meeting. He's not likely to walk away, but neither can he expect to win every issue. This has got to be a public process. Mike mentioned a couple issues – preserving "view" corridors with new buildings possibly going up to 35 feet, and buildings very close to the waterfront. Some uses are not allowed in shoreland zones. Stuart asked how Kennebunkport controls waterfront development. Mike said the the Comp Plan had a new vision for a nearby village district but really no plan for the harbor. Nancy asked if a moratorium was an option. No, this situation wouldn't meet the standards. But this is where applying what we know about SLR, in terms of increasing the minimum freeboard for example, is important. Without a comprehensive plan for the east side, there's concern that waterfront access for fishermen will be lost.

Also in the harbor, plans to re-build and raise the footbridge are being developed. Last year there was a temporary fix. One expensive aspect is the swing bridge, required to maintain navigation upstream.



Wiscasset MDOT project

Mary Ellen reported that the County had been asked by an area resident about its stand on the Wiscasset project – she provided Carrie with the 2 letters sent to the Commissioners this past spring and in 2015, and Carrie will let us know if more background or info is needed.

Bob is concerned that after 20 years of planning and wrangling, that the Town is not helping to solve the current divide. Other Lincoln County towns are concerned that commercial and public traffic cannot get through or won't drive through Wiscasset, affecting their economies. Nancy asked, with the planned removal of Main Street parking, won't everyone just drive through and not stop in Wiscasset, hurting their downtown? There will be more parking on Water Street and Railroad Avenue, with plenty of signage. Ernie Martin, MDOT Project Engineer, has scheduled meetings with all the downtown merchants, and that too became a political issue. Bob has contacted area towns encouraging them to express their general support of a solution to the DOT Commissioner.

Other Town Projects

Nancy briefly mentioned the progress of the Joint Economic Development Committee, which led to talking about transportation throughout the County. Designing a system which could use currently-owned and underutilized vans, working with employers, promoting biking, etc., changing people's mindsets is also important to ridership of public transit.

The meeting adjourned at 8:40 pm.

Minutes prepared by Mary Ellen Barnes