



## Falmouth Economic Improvement Committee

### Wednesday, February 11, 2015 Minutes

#### Attendance:

Name	Present	Name	Present	Name	Present
Sandra Lipsey	-	Phil Bixby	√	Janice DeLima	√
William Lunt III	√	Anne Theriault	-	Dimitri Balatsos	√
Pam DiPietro-Hale	√	Chris Wasileski	√	Luc Walker	-

**Council Liaison:** Charlie McBrady

**Staff present:** Theo Holtwijk

**Others present:** -

Bill called the meeting to order at 3:30 PM.

#### 1. Review of Draft Minutes of February 4, 2015 meeting

The draft minutes of the February 4, 2015 meeting were approved as written.

#### 2. Brainstorm Possible Priority Projects

Theo reviewed the handouts and purpose of the meeting. Sandra grouped each of the actions under five possible broad goals. The group reviewed the possible priority action list and referred to each one by number.

Bill wondered if #15 (tax incentives) should not apply to all development. Charlie felt that tax incentives might lead to needing to help everybody. Bill was not sure if tax incentives should be done.

Dimitri felt that the big objective for Falmouth was how to be an attractive place to do business. He felt that effort should be built around Falmouth's attributes. Why would people choose Falmouth? He felt that #8 (class A office space) may be helpful with that and #15 (tax incentives). He also noted the importance of having good infrastructure.

Charlie thought that #3 (amending the zoning ordinance) was critical as well as #10 (Turnpike Spur-Route 1 intersection).

Phil said he did not know enough about #10 and asked about the big box footprint limit issues.

Pam felt the Town should assist with #10.

Phil wondered if #10 was in conflict with #6 (increase commercial densities).

Charlie felt that development on Route 1 was limited as available property was controlled by few parties. He saw #3 and #10 going together to help make more land available for development.

Bill spoke in favor of #5 (developing amenities) and need to adjust the Business Professional district zone from Turnpike Spur to Cumberland line.

Dimitri felt that #4, #3, and #10 could be grouped. Bill felt this could apply to all of Route 1.

Janice felt that not a lot of land was left for development on Route 1 from Bucknam Road south.

Pam suggested more restaurant development.

Charlie felt that the Falmouth Shopping Center site should all be in one zoning district: Village Center 1.

Dimitri felt that all this spoke to grouping #3, #4, and #10.

The committee discussed the Turnpike Spur-Route 1 intersection idea and how that could come about as that infrastructure and land is owned by MDOT. Bill felt that if the DOT land could be redeveloped (say with a hotel), it would enhance the Falmouth Shopping Center property, which, in turn, could get redeveloped.

Dimitri felt that Falmouth needed a sense of “Main Street.” Theo explained the key elements of the VC zoning, such as mixed use, multiple stories, and building close to the street with parking to the side or rear.

Phil felt #1 (redevelopment of Falmouth Shopping Center [FSC] property) was key. Charlie replied that there needed to be market for that and that the Town could force FSC redevelopment and that develop around it would be a good strategy.

Phil wondered what the Town could do and if there were any “sticks” it could use. Janice cautioned that the group be careful applying any sticks.

Theo explained the two credit enhancement agreements that the Town has had with its Tax Increment Financing (TIF) programs. Most of the TIFs have been focused on infrastructure development.

Dimitri wondered if #2 (re-use studies), #6 (commercial densities), and #8 (class A office space) could fit together. If densities could be increased, then the limited amount of land could stretch further.

Charlie encouraged the group to go through the list of actions one by one. The group started from the bottom.

Bill said that #22 and #21 were important and should apply to all areas. He thought that these items could be subsets of #3.

Bill felt that #20 (bus service) did not need to be on the FEIC list as it would come as more development was created.

Dimitri felt that #20 was part of the infrastructure network, and he suggested adding a new #23 for broadband which he felt was important for technical start-up firms.

Janice felt that #20 offered opportunities to tie in with Yarmouth and Freeport, and the group should not lose that item in the plan.

Dimitri felt that #16 (affordable housing) should be aimed at everyone, not just workers. He suggested focusing of multi-family housing and not affordable housing. He thought that #6 could also speak to increasing residential density.

Dimitri did not think that #18 (community-wide conversations) were a priority.

Chris said that #13 (innovation community), particularly with smaller spaces (#8), and #19 (diversified usage) were key and that OceanView was doing that.

Regarding #17 (more restaurants), Phil asked what the concerns about the Rivalries restaurant were.

Janice stated that #2 (re-use studies) was OK if these studies were useful to the Town.

Dimitri suggested dropping #17 as this was market-driven, and was incorporated in #5 (attractive amenities).

The group agreed that broad band and conducting real estate forums focusing on commercial development was important.

Dimitri suggested combining #12 (pro-active opportunities), #9 (promoting niche markets) and #13 (innovation community). He suggested taking #19 (diversified usage) out.

The group agreed that Route 100 should get equal attention. Theo mentioned that the consultants requested to do two more interviews with the chairman of the Route 100 committee and a Route 100 business person. Staff had passed on contact information.

Theo will report this feedback to the consultant. There was no time to discuss the draft vision statement.

Theo mentioned what the consultant was expected to do at the next meeting.

The schedule for the FEIC's March meetings was discussed. Theo is unavailable for March 4 and wondered if the group wanted to cancel or meet, in which case he would want to make sure that Nathan could attend. Bill said he was unavailable for March 18 and suggested moving both March meetings to the 11<sup>th</sup> and 25<sup>th</sup> as he wanted to be present for the review of

the draft plan that was scheduled for March 18. Theo said that he would do a Doodle poll to see which March dates worked best for all involved.

### **3. Other Business**

There was no other business.

### **4. Next Meeting**

The next meeting is February 18 at 3:30 PM.

The committee adjourned at 5:03 PM.

Draft minutes prepared by Theo Holtwijk, February 14, 2015