

KITTERY ECONOMIC DEVELOPMENT COMMITTEE – MINUTES – **APPROVED 6-7-2017**

May 3, 2017

Regular Meeting 6:00PM

Conference Room A

1. Call to Order

Chairman Dow called the meeting to order at 6:05pm.

2. Roll Call.

Answering the call were Chairperson Dow, Vice Chairperson Tom Emerson, Town Planner Chris DiMatteo, David Lincoln, Jeff Clifford, Stephen Kosacz, Town Manager Kendra Amaral, Town Councilor Ken Lemont. Guest Mike Brigham from Landmark Associates.

3. Agenda Amendment/Adoption. Accepted by Chairperson Dow

4. Acceptance of Previous Minutes.

March 1, 2017 – accepted without change

March 22, 2017 – accepted without change

5. All items involving visitors / requested officials.

- a. Mike Brigham of Landmark Associated reviewed his current plans that are before the Planning Board for the redevelopment of Landmark Hill located on the north end of Route 1. The redevelopment calls for changes in the current mixed use zone from 60ft setbacks to 30ft setbacks. The thought is to extend this to the entire Route 1 corridor.

This and other changes would facilitate commercial development along North Rt1 corridor , especially mixed use residential/ commercial. Mr. Brigham noted his concern that the approval process of the Planning Board and the upcoming Zoning amendments that are reviewed and voted on by Council in June/July, if they did not include the discussed mixed-use zoning changes, would take longer than the schedule he has with his financing. Mr. Brigham pointed out that many developers want a municipal system that allows them to get in- develop- sell- and get out in a minimal length of time. Given the normal length of Kittery P/B/ Council etc process, Mr. Brigham felt he may be forced to eliminate changing the building face, (which would attract restaurant tenants) and maintain the current style...thus reducing the properties added value.

The EDC committee as a group voiced their support for the discussed zoning changes and would work to craft a letter as such to Council and the Planning Board. Tom Emerson described the added R/E tax revenue potential by the sequential changes initiated by the set-back change.

6. Committee Reports.

None

7. Unfinished Business.

- a. None

8. New Business.

- a. Town Manager Amaral renewed her charge to E D C: that the committee get active and visible in the public forums on this issue (mixed-use zoning changes), with E DC sourced memos, and appearance at public hearings

- b. General discussion on how town process might be improved
- c. Business Park meetings have been held with SMRPC consultant and all owners, including Town Manager and Planner with excellent productivity, leading to a report draft that will be drafted by June 1st
- d. Foreside traffic consultant moving ahead with citizen committee involvement
- e. Discussions regarding the need for E D C to identify KEY PROJECTS, which have significant economic development potential, assign leadership. and become VISIBLE advocates

Possible KEY PROJECTS: By-Pass; Rt1 North; Business Park; Foreside ; Outlet Mall future configuration

- f. Jeff Clifford discussed designing a Town Council update report. Format to be in the form of a matrix for managing progress of key projects
 - g. Discussion around forming a surette group for the By-Pass study as a means to get some higher-power thought behind this opportunity. Extensive questioning, of Kittery business tax methods, by potential EDC member, assigned to Tom Emerson
 - h. Minutes of March 1 and March 22. 2017 approved by acclamation
9. Committee Member Issues or Comments.
None

10. Meeting Schedule & Adjournment.

NEXT MEETING: June 7, 2017

ADJOURNMENT: Motion to adjourn by the David Lincoln; Seconded by the Tom Emerson. All in favor. Meeting adjourned at 7:40PM.