

FALMOUTH EDIC  
DECEMBER 12, 2008  
CHAMBER OF COMMERCE – 9:00AM

PRESENT: MARY PAT FLYNN, CHAIRMAN  
SAMUEL LORUSSO  
CAREY MURPHY  
CHRISTINE ROSS  
JODY SHAW  
WILLIAM VENDT  
ABSENT: STEPHEN SPITZ, VICE CHAIRMAN

The meeting began at 9:05am.

Sam Lorusso – Edgerton Drive Drainage

There was a meeting of the Planning Board at which Sam felt if Peter Nielsen had not been there, Edgerton Drive would have been accepted as a town road. John Harding explained the meeting was for the reconfiguration of the lots (at the top of the hill) not the road taking. What the Planning Board did was vote to continue the hearing and requested the whole EDIC board or at least some of its members to come before the Planning Board to address issues brought up by Peter Nielsen (drainage problems). Pat said this sets us back because we cannot begin to sell the lots without the reconfiguration. Peter gave Pat a copy of his presentation to the Planning Board outlining his concerns with pictures and dates starting back in '05.

Peter explained, under state law it is illegal to have drainage running off one property onto another (an abutter's property). He showed a picture of Medtec putting hay bales and gravel across the sidewalk, therefore sending the water from their property directly onto Edgerton Drive. Peter did say to the Planning Board he had no problem with the lots at the other end of the street (the ones up for reconfiguration) because they are 'over the hill', he did not feel they would be a problem to the drainage on Edgerton Drive and onto his property. Because it is a modification of a definitive plan it includes Edgerton Drive and that is why they are considering everything. The next Planning Board meeting is 1/13/09.

The question is – who is responsible? EDIC, the developer, the lot owners, the town? It was also pointed out each lot owner currently owns a percentage to the center of the road. EDIC owns a small percentage along the cul-de-sac and we also took on the responsibility for the Falmouth Housing Corporation's affordable housing portion. Carey asked who should we get together to solve this drainage problem? John answered there are different issues. After further discussion, Chairman Flynn suggested a meeting with Town Administrator Bob Whritenour, Town Planner Brian Currie, Town Building Inspector Eladio Gore and Town Engineer George Calise – all in the same room to solve all the issues; work with the town and let them share some of the enforcement. Pat will try for Tuesday, the 16<sup>th</sup>. Carey asked Pat to also find out why EDIC members are required at the next Planning Board meeting.

John Harding

- Status of Creating Condominiums in Tech Park: John passed out a memo from Nutter with an extensive list of questions and items for confirmation related to the condominium documents – please note date of this memo is 12/11/08 and was received by John at 4:00pm on the 11<sup>th</sup>. At our November 12<sup>th</sup> meeting the minutes reflected Pat Butler indicated he would have the land deregistered and the condos established in three weeks. He is now asking for the 6<sup>th</sup> extension (now into our 11<sup>th</sup> month) to 1/15/09. John felt our Real Estate Sub-Committee could probably answer the rules and regulations asked in the memo fairly quickly. They will meet at John's on Monday, 12/15, at 2:00pm.
- Lot 6: The owner, Mr. Caselli, has gone bankrupt. John said he had arranged a lease for ½ of the space to Benthos and are occupying the space and Benthos has signed a lease for the other ½ of the space to begin in January. There are offers in to buy the building at a fairly reasonable price and take it over. Hopefully by the end of February/March that building will change owners.
- Status of Lots 5, 3, 4 and 19C in Raymond Park: Had a few calls but the comments have been 'prices are too high'. John reminded the board "we are in a non-buying market". John offered to produce a cost analysis as opposed to our loans on these lots. Bill added we should talk about this when we meet on Monday.

Christine Ross – Fiber Optics

There is a grass roots community group organizing – Art Gaylord (WHOI), David Eisenberg, Catherine Bumpus, myself, Mike Mathewson. Art Gaylord received money from Open Cape to do a design for Town Engineer George Calise which will show how the fiber optics could be placed at least along the bike path within the 18 month timeframe of their permits to finish the bike path. Christine suggested one of our EDIC members be on this 'committee' which hasn't met yet. "The possibilities are significant that we could do this" (fiber optics along the bike path). It is not clear who would own it – maybe the town. Her opinion was it could be an interesting revenue source for the EDIC. This is something we should be thinking about as we evolve going forward. It would get us out of the development business and into economic development. Jody Shaw volunteered to be our contact.

Richard Bienvenue – Treasurer's Report (given by Pat Flynn)

Pat pointed out the outstanding \$20,000 discussed at our last meeting has been found and is now an item on our Balance Sheet under Other Current Assets in the amount of \$33,271.06 (with interest) which was traffic mitigation escrow.

Stephen Spitz – Monthly Bills – (given by Pat Flynn)

A Warrant in the amount of \$9,783.86 was presented. Pat itemized the bills after which Christine Ross made a **MOTION** to approve payment, seconded by William Vendt. Unanimous vote.

Minutes – Approve Minutes of November 12, 2008

Carey Murphy made a motion to approve the minutes of November 12, 2008 as printed, seconded by Christine Ross. Unanimous vote. Christine requested Maura (at the Chamber) be added to the distribution of the minutes so she can post them on the website. Maura will be e-mailed a copy **after** the EDIC members have approved them.

Set Next Meeting Date

After discussion, it was decided to change our meetings to the 2<sup>nd</sup> Tuesday of the month, 4:00pm, at Town Hall. Our next meeting is scheduled for Tuesday, January 13, 2009, at 4:00pm in the Selectmen's Meeting Room.

10:00a.m. Christine Ross and Sam Lorusso left the meeting.

New Business

Economic Development: Chairman Flynn said, "I think the EDIC has to reemerge as a different entity...and how it is going to play a role in economic development of the town." Carey said he spoke to Town Planner Brian Currie and they talked about the EDIC making the transition from what we are now into the role of the Economic Development element for the town. Carey has also spoken to Heather Harper about this and he feels it is going to take a joint session to see how it is going to all work. Pat advised that we [EDIC] do not dissolve our statutory ability. She sees our role as a collaborator, as a visionary. Carey suggested bringing Eric Turkington into the discussion also about where the EDIC fits into the town and it was added we should revisit the recommendations that came out of last January's retreat.

Adjournment

Carey Murphy made a motion to adjourn at 10:20am, seconded by Jody Shaw. Unanimous vote.

Respectfully submitted,

Linda J. Wells  
Recording Secretary