

FALMOUTH EDIC
JULY 10, 2006
SELECTMEN'S MEETING ROOM – 4:00PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
WILLIAM MCKEON, VICE CHAIRMAN
CAREY MURPHY (arrived at 4:10pm)
ROBERT STANLEY
ABSENT: MARY PAT FLYNN
GLENN KELLY
JOSEPH MARTYNA

MS Transportation (Traffic Study) – Bill Scully

MS Transportation Systems was retained to conduct the traffic study update for Falmouth Technology Park as we move forward to the next phase of an additional 300,000 sq. ft. (which will bring our total to 600,000 sq. ft.). William Scully went through the process of what was done, how they did it and then addressed recommendations for the future. He then passed out a draft report for review before final recommendations are passed on to the CCC.

[4:10pm – Carey Murphy arrived]

The scope of work was set up with the Transportation Staff of the Cape Cod Commission (CCC). Seven (7) intersections were studied: Thomas B. Landers at Rt. 28A, two ramps at Rt. 28, two entrances to Tech Park, Black Smith Shop Road and Sam Turner at Sandwich Road. Presently (at 260,000 sq. ft. buildout) no major safety related issues were found and operation-wise the Tech Park is generating traffic below the national guidelines with a count last year of 1,620 vehicle trips going in and out of the Park over a summer day. Adding the additional 40,000 sq. ft. to make the first 300,000 sq. ft. would add 280 vehicle trips for a total of 1,900.

As part of the analysis, the CCC asked them to project out 10 years to 2016.

The major part of the analysis focuses on the additional traffic that will be generated by future growth. The additional 300,000 sq. ft. shows a relatively high projection of an additional 2,236 vehicle trips per day [vs. 1,900 for the first 300,000 sq. ft.]. 35% of the new traffic will be oriented to and from the east on Thomas B. Landers Road towards Sandwich Road and Black Smith Shop Road and 65% would be oriented to and from the west onto Rt. 28 or 28A.

At full build (600,000 sq. ft.) they saw some operational constraints/delays at:

1. Thomas B. Landers and 28A
2. Technology Park Drive getting onto Thomas B. Landers
3. Black Smith Shop Road and Sam Turner at Sandwich Road.

Based on these findings they looked at some options to try to alleviate the traffic:

1. Re-stripe and mark the Thomas B. Landers approach to 28A so it shows a left and right hand turn.
2. On Technology Park Drive they suggest a minor widening on the approach to Thomas B. Landers so a left and right turn lane can be provided leaving the Park.
3. Also at Black Smith Shop Road suggests a very minor widening with re-stripping.

As the Park grows there is a possibility to extend the RTA route which already comes into Falmouth. Other options are to encourage ridesharing, install bike storage equipment, allowing certain services in the Park such as postal/FEDEX/ATM's, etc.

A cost to suggested improvements will be developed. Chairman Halvorson said we would put this on EDIC's agenda for our next meeting (8/14).

Carey Murphy asked if Falmouth's Transportation/Traffic Committee (Gen. Flanagan's) had been contacted and suggested the Bikeways Committee who is very active should also be contacted for their input/suggestions. Mr. Sully offered to brief these two committees along with the Planning Committee and inform them of our next meeting.

Bob Stanley commented in reference to where Thomas B. Landers Road intersects Sam Turner is a very dangerous cutoff and should be looked at which Mr. Scully will do. Bob also commented the town is doing a very good job at keeping the vegetation in the Park back from the roads. Mr. Scully's concern was more from the overgrowth of vegetation on Thomas B. Landers Road as you approach the Research Road entrance to the Tech Park. He wants everything kept as visible as possible.

Regional Technology Development Center (RTDC) – Report on RFP Progress by Sallie Riggs – Sallie Riggs, Vice-Chairman of the RTDC Steering Committee reported her committee has been meeting monthly and one of the tasks is to draft a Request for Proposals (RFP) from consultants/management team who would come in and move forward the RTDC idea into a functioning organization. Through a series of meetings her team came to the conclusion of recommending a person to serve as a CEO rather than a management team. The reasons range from hiring a single individual would cost less than a full team as consultants – the CEO could contract out 'as needed' with other services eliminating the overhead consulting firms require. Psychologically they felt you would have this person for the original contractual two to three years but also on for a number of other years with more of a sense of ownership and dedication which you wouldn't have with a management team. Sallie then passed out a final draft Position Description for an RTDC CEO. Since funding has not been confirmed for this project they are holding it until funding is confirmed. She looks forward to EDIC's comments. "This will be a position the Falmouth EDIC hires." Once the legal and technical documents are completed for the RTDC as a standalone organization then the responsibility for the CEO would shift to the RTDC.

Once the funding is confirmed, they would like to, with EDIC's agreement, encourage applications. They are looking to put the Position Description in publications such as the Wall Street Journal and NY Times which have specific sections of their publications targeted towards executive officers who are looking for new positions. Sallie is looking at an advertising budget around \$2,700 up to \$4,000.

Carey was concerned with the legalities of Falmouth EDIC hiring someone for an organization that doesn't exist [RTDC]. Chairman Halvorson agreed no advertising will take place until funding is in place and we are consulting our attorney, Pat Butler, on all legal matters.

In the meantime, members are encouraged to review the Position Description and get any comments you may have to Sallie before our next meeting on August 14th.

STG Consultants – Update

- Sharon wanted us to be aware of our next payment for \$50,000 in regards to our Development Agreement for nitrogen impacts to the watershed, and
- She has been keeping the CCC informed and responding on our status thru e-mails.

Richard Bienvenue – Treasurer's Report – Draft RFP

- Richard's report shows a \$51,780 net loss for the first six months of 2006 (January through June). This will become an issue as we move forward.
- He talked to the auditor who is in Falmouth this week and they are willing to do our 2005 audit for \$4,000 (same price as the prior year). He feels this is a reasonable fee and recommended approval.
- The RFP for the Real Estate, Technical and Grant Consultant Services has been finalized and he asked for the board's approval to advertise for each of these services to comply with the competitive process (Chapter 30B). He requested one change – replies should be requested by August 14th not the 7th.

Bills – Warrant 2006-7 was presented for payment in the amount of \$6,980.58.

At this point, Carey Murphy commented, Bob Stanley's appointment ended June 30th and from a legal point he did not know whether Bob's vote would count although no one has been appointed to take his place. It was decided to take the vote but to make payment contingent upon requesting another member also sign the Warrant.

MOTION: Bill McKeon made a motion to advertise Request for Proposals for Grant and Technical Services and Real Estate Services in the Cape Cod Times, seconded by Carey Murphy. Unanimous vote.

MOTION: Bill McKeon made a motion to continue to retain Roselli, Clark & Associates to perform the year end audit for 2005 as contained in their letter dated June 19, 2006, seconded by Bob Stanley. Unanimous vote.

MOTION: Bill McKeon made a motion to approve Warrant 2006-7 in the amount of \$6,980.58 for bills received, seconded by Carey Murphy. Unanimous vote.

Old Business

- Edgarton Drive – Drainage Issues, Road Taking, etc.: John Harding reported he is waiting for confirmation from Lawrence-Lynch on what their punchlist will be along with official quotes. Two catch basins also need to be cleared. Owners at Edgarton Drive need to clean up the debris from the construction site.
- ACC Noise Issue – Chairman Halvorson reported Eric Turkington will be the mediator.

Approve Minutes of May 15 and June 12, 2006

Bill McKeon had a correction on page 3 of the June 12, 2006 minutes in the 1st paragraph = General Law 21C should read 121C. With this correction, Carey Murphy made a motion to approve the minutes of May 15 and June 12, 2006, seconded by Bob Stanley. Unanimous vote.

Set Next Meeting Date – Our next regular meeting will be Monday, August 14, 2006 at 4:00pm at Falmouth Town Hall.

John Harding – Update

- Had informal discussions with the CCC about the ‘top of the hill’ (Edgarton Drive). Preliminary indications are that any attempt to redraw any of the lot lines would trigger a full DRI review. John will report back with recommendations and options at our next meeting.

Executive Session – Bill McKeon made a motion to go into Executive Session for the purpose of discussing the short term outlook for the EDIC and not return to Open Session. By name: McKeon-aye, Murphy-aye, Halvorson-aye, Stanley-aye. Unanimous vote.

Adjournment – this portion of the meeting adjourned at 5:30pm.

Respectfully submitted,

Linda J. Wells
Recording Secretary

EXECUTIVE SESSION

Everyone was in agreement, the Falmouth Board of Selectmen have the power to appoint members to committees, whether they can limit the term of a member on the EDIC was in question. EDIC has contacted their legal counsel, Pat Butler, for a ruling. Bill McKeon felt there is extreme 'cross threading' from the Board of Selectmen. Carey Murphy asked, "What is cross threading?" Bill answered, "We're at odds." We need to do a better job at communicating. For example, our chairman, Harlyn Halvorson, wasn't even notified that interviews and a vote would be taken by the selectmen to fill two positions on the EDIC.

Carey said he still thinks people don't understand who and what our [EDIC] objectives are. He did agree in the business community (Chamber of Commerce) there is a sense of 'cross threading' and in the scientific/business community there are some relationship issues and suspicions; he then mentioned John Harding (our real estate consultant who is also on the Bourne EDIC) and the RTDC (where to put it – on what land).

In regards of what to do with the 'top of the hill' Carey felt the proposal for a care facility is seen by the Planning Board as *housing* but he sees it as a necessary industry. He sees the town asking, "What's in it for us?" If the town is not willing to approve such a facility then options must be developed – soon. EDIC has been sitting on this land for three years.

It was felt when EDIC gave their annual report to the selectmen with the proposal for the 'top of the hill' on Edgerton Drive, urgency for action was not perceived as an issue.

Executive Session unanimously adjourned at 6:10pm.

Respectfully submitted,

Linda J. Wells
Recording Secretary