

FALMOUTH EDIC  
MARCH 10, 2008  
SELECTMEN'S MEETING ROOM – 4:45PM

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

Vice Chairman Stephen Spitz chaired today's meeting.

Discussion – Development Agreement with Cape Cod Commission and Role of Planning Department – Brian Currie, Town Planner

The Planning Board has to focus on certain regulations that affect the Tech Park and projects that come into the park. The last time the Planning Board had a site plan before it was Mr. Wessling's project. His proposal was to build two 20,000 sq. ft. buildings for a total of 40,000 sq. ft. He ran into a little bit of a dilemma as to what to do with it because according to our Development Agreement there is only a certain amount of square footage available for construction and permitting. At the moment there is only 36,500 sq. ft. available without having to refer the project to the CCC. Since then Mr. Wessling has withdrawn his application. John Harding added, he, Pat Flynn and Sharon Gay went to the CCC on this same issue with the idea that EDIC would be in compliance with the CCC, the town (ZBA, Planning) as to acceptable size, development, build-out, and use on the different lots.

Currently we are at the end of Phase II with a build-out of 420,000 sq. ft. In order to go to the final Phase III which is a total build-out of 600,000 sq. ft., EDIC will need to be in compliance and is working towards that goal. The EDIC has one final mitigation payment which it makes to the Town of Falmouth in the amount of \$20,000 due in June '08. The CCC has also required the EDIC to perform a traffic study/count during the summer which we have money in escrow to do – so, if traffic gets to a certain point we will be required to change the entrances so traffic moves better. Once these two issues are resolved, the CCC will allow EDIC go to Phase III by issuing a Certificate of Compliance.

Carey Murphy was concerned about how aware the Falmouth Tech Park Association is and then suggested at one of the selectmen's meetings, a rep from the CCC along with members from the Tech Park Assoc. attend so everyone can get a full view of the status of what is going on as we move forward.

Vice Chairman Stephen Spitz asked Town Planner Brian Currie, “What is the town and the planning department’s feeling regarding the type or nature of businesses that should go into the park and the flavor of the industry?” Brian’s perspective from the Planning Board would be pure R&D start-up type of industry and some growth.

Brian finished by saying, “We are here to work with you and we want to see it succeed.”

- Economic Development Strategy for Falmouth and Role of EDIC with Brian Currie: The Planning Board is updating its Local Comprehensive Plan (LCP) again and is going to start investigating what type of form of agency is necessary to advance the economic development tools for the town; what board/agency/committee has either the background or the time to evolve into that entity. Brian’s sense is we are going to see a lot of redevelopment. Carey felt the EDIC is the perfect organization to do this but it is going to take a little doing and a description about the expectations the town has of such an agency.

#### Treasurer’s Report – Richard Bienvenue

- Handed out the Balance Sheet through February 29, 2008 and the final audit for Year Ended December 31, 2006.
- Reminded the board contracts and insurance policies are coming due and he will have more details at our next meeting.

#### Bills – Stephen Spitz

There were some questions on the Warrant presented in the amount of \$8,144.30. One was a MBL bill for \$420 for Harlyn Halvorson and the Nutter bill in the amount of \$4,482.50. **MOTION:** Carey Murphy made a motion to approve payment of bills totaling \$3,241.80 and to **hold** the MBL and Nutter bills for clarification, seconded by Christine Ross. Unanimous vote.

#### John Harding – Update

- Although Sharon Gay could not attend today’s meeting, she let John know Richard Campbell has arranged for the domain name he acquired 11 years ago for the EDIC to be transferred tomorrow morning and then our web site will be live.
- Met with the Commission regarding the Hardship Exemption. The staff had come up with Edgerton and water mitigation to the tune of \$305,000 the EDIC would have to pay to reconfigure the 2 lots at the top of the hill into 3 lots. A discussion followed in which it was established if the use of those lots were satisfactory to the economic development criteria of the Town of Falmouth, there would be **no mitigation**. Following that meeting, Pat Flynn and John met with Bob Whritenour and Brian Currie who is working on a document which would say – if EDIC accepts a P&S Agreement and it is consistent with what the town wants, then it will not be referred to the CCC and therefore it will not be a mitigation issue and no mitigation will be required.

- The recent rains have ‘gully washed’ Edgerton Drive and John feels our Real Estate Subcommittee or some 3 people need to have a meeting in the immediate future with Lawrence Lynch about the road and some other issues. Stephen Spitz, Sam Lorusso and Bill Vendt offered to do a field trip with Town Engineer George Calise.
- Lot 5 – no nibbles.
- The F.W. Webb Company is in negotiations with Charles Dowe of Accutec Industries to acquire Lot 67 in the Tech Park. Their intention would be to build essentially the same 41,000 sq. ft. structure that Mr. Dowe already has permitted – it has been through site plan and is just lacking a building permit. It will create a minimum of 10 jobs, all with benefits. Although they are not obligated to come before the EDIC, John will invite F.W. Webb to attend our next meeting to make a presentation.

6:16pm Sam Lorusso left the meeting.

#### Correspondence

In a letter to Mary Pat Flynn from Ballymeade-CLSB regarding the 31 acres they are looking for positive reinforcement from the EDIC on their proposed project. Discussion followed and it was decided Christine Ross would invite Ballymeade-CLSB to our next meeting (before Town Meeting) to outline the pros and cons of their project. **MOTION:** Carey Murphy made this a motion, seconded by Christine Ross. Unanimous vote.

#### Approve Minutes of February 11, 2008

Glenn Kelly made a motion to approve the minutes of February 11, 2008 as printed, seconded by Christine Ross. Unanimous vote.

#### Set Next Meeting Date

Our next meeting will be **Tuesday, April 1, 2008 at 4:45pm in the Selectmen’s Meeting Room.** (Please note change in date.)

#### Other Business

Carey reminded members, there will be two openings on this board at the end of June. They are Glenn Kelly and Pat Flynn whose terms will expire. Both Glenn and Pat were asked to find a successor; maybe ask candidates to come to one of our regular EDIC meetings.

Adjournment - Glenn Kelly made a motion to adjourn at 6:25pm, seconded by Christine Ross. Unanimous vote.

Respectfully submitted,

Linda J. Wells, Recording Secretary