

**OFFICIAL MINUTES: Meeting**  
**Eliot Tax Increment Financing Committee Meeting**  
**Eliot, Maine 03903**

**DATE: June 4th, 2019**  
**APPROVED: August 6, 2019**

**OFFICERS:**

**Chair: Michael Dupuis**  
**Vice chairman: Edward Henningsen**  
**Secretary: Sarah Plocharczyk**

The meeting was called to order at 6:05 PM at the Eliot Town Hall.

**In attendance:** Edward Henningsen (Ed), Sarah Plocharczyk, Charles Bradstreet (Charlie), Dana Lee, and Caleb Sloan.

**Absent:** Michael Dupuis (Mike) and Randall (Randy) Stewart

**Public input:** None

Caleb made a voting member at tonight's meeting. Caleb needs to come into town hall and swear in before he can become a regular member. Sarah's tenure may be up in June, Dana will check with Wendy to see exactly when tenure will expire.

Previous meeting minutes approved: Charlie motioned, Sarah seconded, accepted with no changes, in favor vote: 4:0.

Underwood Engineering quote update included Rt 236 in pricing- Select Board wanted Rt 236 broken out and not included. Current quote will include sewer, water, road access, lighting, and sidewalks to plot 20-54 and looping back to down Beech Rd. Sewer and water are also included going down to Frost Tufts Park. Plot 20-54 has issues possibly – lots of wetlands. Dana called the DEP to see if appropriate to develop. Currently zoned as suburban, that would have to be changed. Would need to take to the voters to get zoning changed but there is a problem with spot zoning – would need to re-zone large areas – most likely not popular or a good idea if going down to Frost Tufts Park. Plot 20-54 does abut the commercial zone – may be easier to work with zoning wise. Dana has names of various soil scientists – will contact and get an idea of what is wetlands and what is developable. Frost Tufts Park has also accepted grant money for recreational development in the past. The original deeds need to be examined because property may only be allowed to remain a recreational area – especially after accepting grant money. Therefore coupled with current zoning, surrounded by houses, most likely not a good site for development.

Ed proposed meeting/workshop with Select Board to share our current findings as we need to have everything ready for September if going to take something to the voters in November. However, we still

need to walk 20-54 and determine if developable. If bids from soil scientists to do work are under \$5000 don't need Select Boards approval.

Walk the property 20-54 on Tuesday 11 June at 10am. Dana will post a agenda for this site walk.

Caleb - If can't bring utilities to Rt 236 our hands are tied. We can always propose a project on Rt 236 that doesn't require sewer – but that will be difficult. If we put all utilities down Rt 236 the low end properties would develop to bigger/desirable businesses.

Ed reached out to 236 traffic study to extend the study down to Depot Rd however Depot Rd is beyond the TIF zone. Currently only goes to Beech Rd. If we do the survey will the DOT even take it into account? Charlie – regardless, bottleneck will occur wherever it ends. Maybe road improvements should be the Board of Selectman action to go to the town line because that would be bigger than the TIF – plus road development without an economic project isn't covered by the TIF. Kittery Area Transportation Group (KATG) is funded both federally and through the state. Can submit a proposal to Southern Maine Development – Dana will work with Abbie our planner on loan from the state. Coordinating road expansion with utility expansion makes most fiscal sense.

Currently need to reassess properties we have and their development potential. Dana will talk with Abbie regarding KATG, put together an agenda for the site walk of 20-54, and contact soil engineers.

Next regular meeting on 2 July 2019 at 6pm. Walk/hike on lot 20-54 for 11 June 2019 at 10 am.

Charlie motioned to adjourn meeting at 6:42 PM, Caleb seconded. All in favor 4:0.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File