

**OFFICIAL MINUTES: Joint Workshop with Select Board  
Eliot Tax Increment Financing Committee Meeting  
Eliot, Maine 03903**

**DATE: June 18, 2020  
APPROVED: Sept. 1, 2020**

**OFFICERS:**

**Chair: Edward Henningsen  
Vice chairman: Caleb Sloan  
Secretary: Sarah Plocharczyk**

The meeting was called to order at 5:30 PM remotely.

**In attendance:** Charlie Bradshaw, Edward Henningsen (Ed), Sarah Plocharczyk, Robert McPherson, Caleb Sloan, Cody Melendy, Richard Donhauser, Philip Lytle, Alex Orestis, Phil MacDonald, and Dana Lee

**Public input:** None.

Joint meeting with Select Board. Possible construction down Rt 236 would need to move guard rails due to steep incline on Rt 236. Night work may be too expensive. Need to be concerned about use of Jersey Barriers and how that will affect two-way traffic down Rt. 236. Two lane traffic may prove difficult in some areas.

New service area connections. Ordinance requirements vice TIF requirements. Need to amend sewer ordinance, clarify wording and such. Abutting property owners to Rt. 236 vice within 250 ft of Rt. 236 but on a side road. Fixed income/financial hardship exceptions/waivers are possible. Intent is to not punish residential but to improve commercial. Cannot use TIF fund to set up a fund for relief with paying to hook up to potential sewer. Would have to come from the sewer fund but that fund is not able to support that at this time. Potential for leniency if septic system inspected and is found in good order. But just because you are financially challenged does not allow you to get a pass to pollute the environment. Holding tanks should probably be required to hook up to any potential sewer connection.

Possible low pressure sewer down Julie Ln to get those businesses. But may not be a priority to go there, may break up some of the sewer runs so the priorities can be done with DOT. Dana may contact Julie Ln folks to see if interest in sewer/water in that area.

Is the town willing to participate in buying the low pressure pumps? Town buys pumps and includes as part of the project because required for low pressure systems but not responsible for the life of the pump. Back in the 1980's town bought the pumps and were stuck with them over their lifetime (not the intent). Eliot will buy the pumps but will NOT be responsible for their upkeep or private installation. Town will not be interested in installing pumps on private property. Let the owner install with town

provided pump. Average cost of E1 pump is \$3700 but will budget \$5000 per pump. Can discuss other vendors but not a lot of competition between pump vendors.

More to follow in capacity with Kittery system. 2018 records show 120,000 gallons a day. Some remaining gallons has been allocated to other developments. But also want a reserve. Projected flows and usage based on assumptions and there are always exceptions to the norm. More to come this this but should plan for growth. Look at downstream effects of proposed development.

Is sewer pipe in the ground PVC? Most gravity sewer is PVC, forced main usually ductile iron but depends. Also depends on cost of oil at the time laying pipe. HDPE melt the lengths together and needs special tools to work with. Need to see what Kittery is capable of.

Next meeting will have a reminder sent out. Back to live meetings potentially in July

Phil M made a motion to adjourn, Richard seconded, unanimously approved. Meeting adjourned at 6:42 pm.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File