

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, November 17, 2015 5:15 PM
City Council Chambers

MINUTES

Committee Members Present: Chair Graham, Councilor Nealley, Councilor Baldacci, Councilor Durgin, Councilor Plourde, Councilor Faircloth

City Staff Present: Steve Bolduc, Cathy Conlow, John Theriault, Norman Heitmann and Tyler Collins

Chair Graham called the meeting to order at 5:15 p.m. Chair Graham indicated that Item No. 3 would not be discussed and would be taken off the Agenda.

1. City Infrastructure Projects and Broadband Communications Services

Economic Development Officer Steve Bolduc outlined the work of the Broadband Task Force Committee which was created by the City Council to review broadband communication services in the city. The Committee was also charged with discussing methods for improvements. During these discussions the topic of future City infrastructure projects in the downtown area came up and Councilor Baldacci felt that it would be appropriate at this time for City Engineer John Theriault to review those infrastructure projects with the Committee and discuss the opportunity they provide for the improvement of broadband services.

City Engineer Theriault discussed a couple of proposed projects including work around City Hall and on French Street to York Street. They are still in the design phase but this would be a good time to start the discussion of adding 1 to 3 conduits; one for City use, and one or two for other uses. Mr. Theriault indicated that while expensive, it would be more cost efficient to install them while the ground is already being dug up.

No Action was taken on this item.

2. REFERRAL – COUNCIL ORDINANCE 16-013, Amending Chapter 165, Land Development, of the Code of the City of Bangor, By Defining and Regulating Landscaping as a Use in the Rural Residence and Agricultural (RR&A) District.

Assistant City Solicitor Paul Nicklas indicated that this issue had previously been before the Committee. After meetings with the Committee, Planning Board and stakeholders, further amendments were made to the proposed language to

include definitions for small and large landscaping businesses and provisions for those uses that would be considered permitted uses and those that would be considered as conditional uses. Mr. Nicklas discussed the changes.

Chair Graham opened the discussion up to those present in the audience. Attorney Edmond Bearor, representing three stakeholders on Ohio Street, asked why a snowplowing business was added. He also discussed providing for more buffer requirements separating these commercial uses from residential uses.

Those in the audience were encouraged to forward their concerns and comments to the Planning Board when it discusses this item (on December 1, 2015).

No action was taken on this item.

4. Extending Tentative Developer Status of Sheldon Hartstone

Economic Development Officer Steve Bolduc explained that on August 14, 2015 the City Council approved a Council Order designating Sheldon Hartstone Tentative Developer of a parcel located on Odlin Road. The designation granted Mr. Hartstone exclusive status as developer of the site until November 25, 2015. Because of interest expressed by several potential commercial projects, Mr. Hartstone has requested an extension of that deadline until January 29, 2015.

Mr. Hartstone spoke in favor of this request.

Staff recommended that the Committee recommend to the City Council that Mr. Hartstone's tentative developer status be extended to January 29, 2016.

Councilor Baldacci indicated that he may have a conflict of interest as Mr. Hartstone is a supporter of his congressional campaign. The Committee Members did not feel that there was a conflict of interest and took no action.

Councilor Plourde moved Staff recommendation. Councilor Faircloth seconded the motion which passed as it was not doubted.

5. Approval of an Amendment to the Lease Agreement with the Bangor Water District

Economic Development Officer Steve Bolduc gave a brief history of the current Lease Agreement between the City and Bangor Water District for use of the land around the water tower on Venture Way. The Water District is requesting the City's approval of an amendment to a sublease with Portland Cellular Partnership d/b/a Verizon Wireless who wishes to modify its equipment on the tower. This would also include an increase in rental income.

Staff recommended approval of the sublease of the lease between the City of Bangor and the Bangor Water District.

Councilor Plourde moved Staff recommendation. Councilor Nealley seconded the motion which passed as it was not doubted.

Meeting adjourned at 6:30 p.m.