

Town of Farmington  
Economic Development Committee Meeting Minutes  
Tuesday, May 8, 2018

**Committee Members Present:**

Angela Hardin, Chairman  
Denise Roy-Palmer  
Sharron McKenney, Secretary  
Ann Titus, Selectmen's Rep.  
Martin Laferte, Planning Board Rep.  
Elise Haig

**Committee Members Absent:**

Randy Orvis

**Others Present:**

Donald Maker, Artist

**1). Call to Order:**

Chairman Hardin called the meeting to order at 6 p.m.

**2). Pledge of Allegiance:**

All present stood for the Pledge of Allegiance.

**3). Public Comment:** None

**4). Election of Vice Chairman:**

Chairman Hardin said the nomination for Vice Chairman was tabled from the last meeting and that she would like to nominate Mrs. Roy-Palmer for Vice Chairman.

**Motion:** (Hardin, second Laferte) to nominate Denise Roy-Palmer for Vice Chairman;

Chairman Hardin asked if there were any other nominations for Vice Chairman.

Hearing none she called for the vote on the motion.

**Vote:** The motion passed 5-0-1 (Roy-Palmer abstained).

**5). Review of Minutes:**

April 10, 2018- Page 7, change the Next Meeting date for the first May meeting to May 8, 2018.

**Motion:** (Laferte, second Titus) to approve the minutes as corrected passed 6-0.

**6). Planning Board Report:**

Mr. Laferte said the first Planning Board meeting in May was cancelled because there was no business before the board. The next meeting is scheduled for May 15 and there are two lot line adjustments and an amended site plan review for North/South (Phase 3) on the agenda he said.

**7). Recap of Meeting with Selectmen:**

Chairman Hardin said she met with the Selectmen (April 23) and had good dialog and feedback regarding the EDC's role and responsibilities.

**A). Sarah Greenfield Covenants-** She said the first thing they talked about was a review of the

Sarah Greenfield Business Park covenants. The board and the Town Administrator agreed that the covenants could be a little simpler and less restrictive she said.

Mrs. Hardin suggested the committee contact the current property owners in the park and get their input about what they would keep and any changes they would make to the covenants. She provided the members with a list of the businesses in the park and asked the committee to split up the list and contact them to have a discussion about the covenants.

Mrs. Titus suggested that they could try to get the business owners together for a workshop about the covenants.

Mrs. Roy-Palmer suggested sending a letter to the owners with a copy of the existing covenants and to invite them to a workshop. She suggested that the letter state that all of the owners must vote on whether to make changes to the covenants, that there may be some costs incurred to have an attorney review and to record the document at the Registry of Deeds and to propose two dates for the workshop and to have the owners choose the date. She suggested the EDC meetings on June 12 or June 28 as a possible workshop dates.

Consensus of the members was to request that Mrs. Hardin draft the letter as suggested by Mrs. Roy-Palmer and to request that Admin. Asst. Erica Rogers prepare and mail the letters to the business owners.

Members suggested that someone familiar with the Town regulations such as the Town Planner, Mr. Laferte, Randy Orvis and the Town Administrator be present for the workshop.

**B). EDC By-laws** – Chairman Hardin said the Selectmen also suggested that the committee consider redefining their by-laws and to be more specific in some areas.

The members suggested the following amendments to the current EDC bylaws:

Page 1, Policies, 2<sup>nd</sup> bullet- strike “residential” and replace with “work force housing”

Page 1, Policies- add language in the policies about identifying barriers such as rules/regulations that become obsolete or the lack of better broadband access which can be a barrier to business growth.

Page 1, Article II, Membership – add language stating that the EDC will foster and maintain communication between the committee and the Town boards/staff and to request a representative from the Board of Selectmen, the Planning Board, TIF District Advisory Board and any other boards/committees that would be beneficial to the EDC.

Page 2, Article II, #4 – amend to state the committee will meet once a month or more if needed

Page 2, Article III, Officers- add language stating that the officers shall serve for one year and be eligible for re-election similar to the Planning Board bylaws.

Page 3, Article III, # 4 - add the option to hire a Recording Clerk to take the minutes under the description of the Secretary’s duties

Page 3, Article III Officers, #5 - strike the “Removal” section from the Officer’s article as it is redundant to the removal section in Article II (Page 2, #11).

Page 3, Article V, Budget- strike “commission” and change to “committee”

Page 3, Article V, Budget- discuss the spending authority of an approved budget with the Town Administrator and the possible addition of an amendment to allow the EDC to spend money with the approval of the majority of the committee members.

Page 4, Article VII, Amendments – discuss the possibility of changing the amendment procedure with Selectmen

Chairman Hardin said she had a meeting scheduled with the Town Administrator and Town Planner the following Monday to discuss the proposed bylaws revisions and possible further direction for the committee. She said she will then draft an amended version of the bylaws based on the committee/staff feedback and bring it to the next EDC meeting for approval.

#### **8). Old Business:**

Moose Mountain Presentation- Mrs. Roy-Palmer said the group plans a Power Point presentation and discussion of their website and Face book page if an internet connection is available. Barbara Wilson will be the main speaker and will speak about the group's accomplishments and future plans she said.

Chairman Hardin asked for ideas to advertise the presentation.

Members suggested posting notice of the presentation on the Moose Mountain Face book page, the Town website and Face book page, e-mail blast to the local businesses and the Farmington Community Forum and News Face book pages.

#### **9). New Business:**

**A). New Business-** Chairman Hardin said the former location of the Pizza Shack will now be the new location of Vito's Subs and Sides. She said the owners hope to have the business open by June and the menu will include "anything you can think of to put on a sub".

Mrs. Titus said she will meet with the owners and discuss having a ribbon cutting ceremony when they are ready to open.

**B). Memorial Day Parade-** Mrs. Hardin said this year will be the 150<sup>th</sup> anniversary of the parade and the parade committee has been working hard to put on an exciting and respectful parade. The event will include live performances, the traditional ceremony at the cemetery and new this year is the dedication of the new Main Street Bridge to Major John Lawrence following the legislative initiative signed by the Governor.

Parade participants include The Shriners, the Farmington 500 Boys and Girls Club, Farmington High School, the Farmington Town Band, Boy Scouts, Girl Scouts, antique cars and motorcycles. The downtown eateries will offer a discount or special to patrons during the event she said.

**Recess- Motion:** (Titus, second Hardin) to take a 10 minute recess to allow for the arrival of Mr. Maker passed 6-0 at 6:50 p.m. The meeting reconvened at 7 p.m.

#### **10). Any Other Business to come before the Committee:**

Mr. Maker came before the committee to discuss the possibility of painting a mural on the

exterior wall of the Cumberland Farms building downtown. He told the members that his recent experience includes working with the City of Lowell, MA to recreate an historic mural that had faded over the years. Other projects in Lowell included work with their Wish Project and his first solo gallery show where he sold 11 pieces of his art work.

He said that his idea for a mural would use a color pattern style instead of one with a significant point or message. This evokes happiness in the people who see them, is not controversial and several young people have been seen taking photos of themselves in front of them he said.

He then showed the members and viewers some photos of his color pattern style.

Chairman Hardin asked what types of surfaces Mr. Maker would consider working on.

Mr. Maker said painting on brick or concrete usually has better results but that he could paint a mural on almost any surface.

Ms. Haig said some Cumberland Farms employees are “intrigued” with the mural project but would like more information about what is planned for the building wall. She said the Farmington location is somewhat unique in that it was formerly an old mill and doesn’t conform to the style of their other locations.

Chairman Hardin asked about the cost for Mr. Maker’s art work.

He said that it depends on the size of the building and the mural. He said he would try to work within the committee’s budget for the project.

Ms. Haig said that Cumberland Farms is very community oriented and can be very generous if they like the proposed project. She said she plans to provide them with some examples of Mr. Maker’s work and will attempt to get their approval for the plan.

Mr. Maker offered to provide some prints of his color pattern work to the company.

Ms. Haig said the Town puts up Christmas lights each Christmas season and Mr. Maker’s color patterns would complement the multi-colored lights and would almost be like having Christmas lights during the summer.

Mrs. Titus said she would like to try to keep the “little Mayberry” feeling as expressed by a visitor to town and to try to come up with a design that would be pleasing to everyone which may be possible with Mr. Maker’s design ideas.

Mr. Maker said he is commissioned to paint a mural starting on June 9 and is available following the completion of that project.

Ms. Haig asked about his experience with working with kids.

Mr. Maker said he had six kids helping him with a project to paint a 50’ high wall and directed their work on the first 10’ of the project.

Mrs. Titus asked if Mr. Maker had an opportunity to see any of the town before coming to the meeting.

Mr. Maker said he came straight to the meeting and didn’t have a chance to view the area. He then asked about the size of the building and the measurements for the mural area.

Ms. Haig said she would give Mr. Maker a tour of the downtown and the mural location after the meeting.

**11). Next Meeting:** May 24, 2018 at 6 p.m. Explore Moose Mountain presentation

**12). Adjournment:**

**Motion:** (Laferte, second Titus) to adjourn the meeting passed 6-0 at 7:20 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

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Angela Hardin, Chairman