

MINUTES

ATTENDING:

Directors: Nancy Ban, Larry Fitch, Curt Neufeld, Steve Pelletier, Brian Robinson, Don Russell, Don Spann, Andrew Sturgeon, Chris Wasileski (9/10)

Absent: Curtis Picard

Staff: Rod Melanson, Derek Scrapchansky, John Shattuck

Guests: Sarah Curran (board candidate), Nina Badger (Bowdoin intern)

1. CALL TO ORDER & MEETING FOCUS – Don Spann 8:05am

- Welcome, election of officers, TDI role in pending projects, summer hiatus

2. ANNUAL MEETING – ELECTION OF OFFICERS - All

- **VOTED:** On the motion of Andrew Sturgeon and the second by Steve Pelletier, the board voted unanimously to elect the following officers, with each officer abstaining on the vote for his position:
 - Chair Don Spann
 - Vice Chair Curtis Neufeld
 - Treasurer Brian Robinson
 - Secretary Chris Wasileski

3. TREASURER’S REPOT – Brian Robinson

- Review report – total balance of all accounts: \$163,160.70
- **VOTED:** On the motion of Curt Neufeld and the second by Larry Fitch, the board voted unanimously to accept the Treasurer’s report.

4. DIRECTOR VACANCIES & APPOINTMENTS –

- Vacancies:
 - Angela Twitchell – resigned due to time constraints & pending CPIC role
 - Sarah Curran – awaiting BOS approval, expected in July
- Candidate recommendations:
 - Attorney skill set would be a valuable addition to Board

5. TDI ROLE IN MAJOR, PENDING PROJECTS - All

- TDI role regarding Crooker relocation & rezoning process
 - Scheduling of public forum deferred pending further progress in Planning Board process
 - Discussion of Crooker rezoning presentation (per Rochelle & O'Hara) to PB 2020-06-02
 - Discussion and revision of draft TDI statement on Crooker rezoning request to PB

- **VOTED:** On the motion of Larry Fitch and the second by Steve Pelletier, the board voted unanimously (with two directors abstaining) to adopt the TDI statement on Crooker rezoning request, as revised (attached).
 - Abstaining, having recused themselves due to potential conflict of interest: Andrew Sturgeon (family relationship to Crooker LLC) and Don Spann (PB role)
- TDI role regarding CMH Topsham expansion & CON process
 - Consensus was to defer action until next meeting, pending receipt of additional information on CMH project and CON process.

6. ADJOURNED: 9:10am

TOPSHAM DEVELOPMENT, INC - STATEMENT RE PROPOSED CROOKER REZONING REQUEST 2020-06-16 Adopted by unanimous vote of TDI directors present & voting

The directors of Topsham Development, Inc. (TDI) respectfully support the proposed review process for the Crooker Construction, LLC rezoning request, as outlined at the 2020-06-02 Topsham Planning Board workshop. At that workshop, Crooker Construction requested the Planning Board to engage in a review process in order to “work with the developer to create a new zoning district in the Topsham ordinance that would be consistent with the Comprehensive Plan Update for submission to a future Town Meeting.”

Crooker Construction has been a successful and respected business in Topsham for 85 years. It is one of our community’s highest taxpayers, and one of our largest employers, providing more than 200 jobs, with an annual payroll over 16 million dollars. Additionally, Crooker Construction has been a consistent supporter of numerous community organizations and a generous leader in local philanthropic campaigns. This legacy of outstanding corporate citizenship certainly merits the Town’s willingness to provide Crooker Construction with an opportunity to participate in an fair, objective, and public process to consider their request.

Very appropriately, neither Crooker Construction’s request, nor the Planning Board’s potential agreement to the request, presumes the outcome of this process, but instead requests only that the Planning Board work to develop a new zoning district with the specific requirement that such a zoning district must be “*consistent with the Comprehensive Plan Update*” and, of course, submitted for approval at a future Town Meeting.

In fact, the request identifies the first step in the process, which would be a prerequisite to any further action, to be the Planning Board’s determination of whether: “the proposed zoning change is, *with proper performance standards*, [is] consistent with the 2019 Topsham Comprehensive Plan Update.” And the request further acknowledges that only if the Planning Board makes that determination, will Crooker Construction proceed to propose a zoning change to the Planning Board for its acceptance or revision.

For these reasons, Topsham Development, Inc. respectfully supports this approach as appropriate, reasonable, and transparent, especially since the process requires frequent opportunities for public input and can only result in new zoning with the consent of Topsham’s citizens at a Town Meeting.