

Topsham Development Inc.

Minutes of October 29, 2025 Board Meeting

7:30 AM

Attendance:

*Board Members Present:* Peter Piccirillo, Andrew Sturgeon, Dan Catlin, Brian Robinson (7:55 via Zoom), Courtney Oland, Nate Cloutier (via Zoom); Curt Neufeld; Steve Pelletier

*Absent:* John Hodge (Excused)

*Staff Present:* Mark Waltz, Jeff Emerson

*Others Present:* Don Spann, Dan Smith

*Call to Order.* The meeting was called to order at 7:30 AM. After introductions, the following business was conducted:

*Approval of Minutes.* The minutes for the September 25, 2025 meeting had been inadvertently left off of the email they were supposed to have been attached to so they were deferred to the next meeting so that everyone would have a chance to read them.

*Treasurer's Report.* No report (Treasurer Robinson was unable to join until later in the meeting).

*CPIC Update.* The 10-23-25 meeting of CPIC, the planning board and the code consultants was discussed at length. Concerns were shared by some in the group. Town Manager Waltz encouraged the group to stay engaged in the process as it is at the point now that the planning board will start making decisions on what items will/will not be included in the new code.

*Discussion on Next Steps for Funding Infrastructure Improvements, Consultant Proposals and Funding Opportunities.* Chair Sturgeon reported that he had attempted to meet with Select Board member Nixon to discuss any items he wanted tweaked in the proposed contract but Select Board member declined to meet. Chair Sturgeon executed the contract

*Effect & Action On Businesses of One-Way Bridge.* Town Manager Waltz updated the group on a conversation with Dan Smith of the Picture Framer about the effect of the bridge lane reduction on his business. Others mentioned the Seadog has been affected. Town Manager Waltz updated the group on the "Shop Topsham" graphic and signs the Town had prepared. Dan Smith came to happily report that shortly after he reached out to the Town business improved markedly as people appear to have found alternate routes.

*President's Resignation.* President Sturgeon resigned. After discussion, Steve Pelletier was unanimously elected President for the remainder of the term (until 6/30/26).

*Old Business - Smart Property at 43 Elm Street.* Town Manager Waltz updated the board that at this point no further action is needed pending a decision in Probate Court.

*Topsham Activity Update* - The update was truncated due to time constraints. Town Manager Waltz provided the following updates:

- *Tedford Road Culvert* – Complete.
- *4 Union Park TIF* – Voting underway.
- *Community Center* – Meeting with Topsham Fair on November 3<sup>rd</sup> to try and get an agreement for a right of way.

*Next meeting:* It was decided the next meeting will be November 19<sup>th</sup> at 7:30 AM.

The meeting was adjourned at 9:05 AM.