

Town of Waldoboro

Sylvania Development Committee Minutes

1/11/2023

1. Roll Call

Mark Eckert (Chair), Janet McMahon, Mike Thayer, Johny Kosnow, Gayle Erdheim, Carl Solberg, Alida Zimmerman (Alida attends later in the meeting), Patty Fazio (attending remotely) Jan Griesenbrock, Bob Butler, Julie Keizer, and Max Johnstone (Max attends later in the meeting).

Audience/ Guests: Marcus Benner, Rob Prue, and Elizabeth Walztoni

2. Adjustments to the Agenda

Gayle wanted to discuss “Centralizing Documents” if there is time.

3. Citizens Comments

None.

4. Minutes

Mike/ Carl motioned to approve November 14, 2022 minutes as presented. 9-0.

Mike/ Janet motioned to approve December 5, 2022 minutes as presented. 9-0.

5. Old Business (Capping Sylvania)

Rob Prue (Pine Tree Engineering) was invited to provide a scope and procedure for capping. Pine Tree Engineering has capped the Town Transfer Station in the past. Julie said capping is not a requirement but said it would make the area look better, and could be integrated into recreational uses. Julie also noted that the DEP will need to weigh in on the design and scope.

Rob said his role was to hear the Committee’s vision. Rob has walked the site and understands the restrictions in the covenant that prohibits excavation. Rob mentioned that Pine Tree Engineering does work for multiple communities and just made a basketball court for Norway, Maine. Rob said “capping” is an aesthetic process that can make an impervious surface or even a green space for the site. Rob said the lifetime of the cap would depend on the material, and the cap could support developments made on top of it.

Janet said the Sylvania Task Force was supportive of capping to prevent anymore infiltration from going below the surface and to improve the visuals of the site. Mike added that the current area looks unappealing with the vegetation through the crack. Julie said that the Town benefits from having a gravel pit that can be used to cap the site.

Janet asked what could be capped; Julie responded that the only conversations have been where the former building and parking was.

Mike asked about drainage for the capping; Rob said, assuming it is grass, that contours and sloping would be considered for the runoff.

Janet would like to see some concepts for what the recreational area would look like; Marcus said he can get some designs put together. Janet said she also would like to get an idea for what space would be needed at Sylvania and couldn't just be at another location in Waldoboro; Marcus said most of his facilities are at capacity and the Sylvania site is already a flat surface that could provide pickleball/ tennis courts, basketball courts, and other recreational needs; Julie added that the location also makes sense since it is on the sidewalk path and would get a lot of traffic. Janet would appreciate Marcus to send dimensions and an outline of what he would like to see.

Mark asked if anyone had other uses they would like to see at the former building site; Bob and Janet said the Sylvania Task Force wanted solar and would like to leave the option available; Patty would like to see a covered pavilion; Janet would like to see something that transitions well into the trails, and to include another area on the property into the capping discussion.

Janet asked if the engineering study has to go out to RFP; Julie said that the Select Board selects the engineers on an annual basis, which is Pine Tree Engineering. The construction would go out to bid.

6. Old Business (Timeline)

Gayle and Alida put together a timeline for the Sylvania site. Gayle stressed the timeline is a draft and was based on initial conversations with Julie Keizer and Max Johnstone. The timeline includes meeting with various Committees and town staff members to get additional information on proposed uses. The Committee asked Julie to have the others meet at the Sylvania Committee meetings.

Julie said that the Hoffses House can't be burned because of the asbestos on the property. Carl asked if the timeline document would be something for public review and does not want people to think the timelines are definitive items; Julie said the document is a public document but the timelines are flexible.

Julie said the Hoffses House sale was briefly brought up at a Select Board meeting but have not had an in-depth conversation. Mark and Max said the Committee recommendation was based on the survey results in November. Julie said how she was initially against owning the parcels but realized that the Town owning both parcels would help protect the natural environment whereas shifting into private hands could result in damages that do not get reported. Bob noted there was no ground contamination near the Hoffses House and is confident that it can be sold separately without a concern. Bob also suggested selling the lot with the Hoffses House torn down. Johnny asked to do a site walk of the House and asked if the Town is liable for selling it in that condition; Julie said that would be part of the sale process; Mike noted that there was a house that was for

sale in Waldoboro with mold infestation that was sold and properly remediated by a professional company, which would be up to the buyer and not the seller. Julie thinks the Committee should meet with everyone first in case there is a public use of the parcel before it is sold.

Johny asked what DEP's involvement would be for the sale; Max said that he spoke with Maine DEP (Max Luick) about the Hoffses House. DEP would want the Town to do the initial filtering of interested parties and consider individuals with a well designed plan to address the concerns. Max Luick also said that residential has the amendment process but it is a very high bar to allow residential use and would prefer the buyer to comply with the covenant.

The Committee would still like to consider placing the Hoffses House on the market since it is unlikely to sell; Julie and Max said the Hoffses House gained a lot of interest when it was initially for sale. Carl said he would like to place a restriction that the buyer can't just leave the building vacant; Max said that is part of the DEP process. Julie said the Committee should consider the long-term consequences if the future buyers choose not to comply with the covenant.

Janet said she will try to work with the Conservation Commission and the Midcoast Conservancy; Max said the Conservation Commission is disbanding. Gayle will meet the Shellfish Committee. Mark will meet with the Fire Department about potentially burning it down.

7. Comments

Marcus asked about the timeline for the trails since there was some work starting and the capping will take some time to do. Mark and Janet said that meeting with the Midcoast Conservancy is going to determine the stewardship of the trails before doing the work. Mark said the conversation needs to be done at the next meeting since the meeting room will be needed soon.

8. Next Meeting

February 6, 2023