

Town of Waldoboro
Sylvania Re-Development Committee
6/5/2023

1. Roll Call

Gayle Erdheim (interim chair at beginning of meeting), Robin Kerber (chair), Mike Thayer, Patty Fazio, Janet McMahon, Jan Griesenbrock, Julie Keizer, Carl Solberg (remote, left at 5:15), Max Johnstone (arrived 41 minutes into public meeting).

Audience member: Matthew Day

2. Executive Session

Jan Griesenbrock motioned, and Janet McMahon seconded, to go into Executive Session pursuant to 1 MRSA Title 1, § 405(6)(C). The motion was approved unanimously.

3. Adjustments to the Agenda

Not discussed.

4. Minutes

Review and approve the minutes from April.

Mike Thayer motioned to approve the April Minutes, and Carl Solberg seconded. The motion was approved unanimously.

Old Business

5. Meeting Notes

Town Manager Julie Keizer told the committee that she has arranged for someone to take notes on all committee meetings based on the videos, but the board needed to elect a chairperson.

6. Chair

Mike Thayer nominated Robin Kerber to chair the committee. Janet McMahon seconded the motion.

7. Removing items from Hoffses House

Julie provided an estimate of \$6-8,000 to remove items from the Hoffses House by individuals properly suited up to do the removal. She said that because of the mold, it would require workers to wear respirators and it was a bigger, riskier job than Public Works can handle in the summer while down two positions. She contacted four companies for estimates and two got back to her. To go to the local transfer station, all the material needs to be bagged to go into the hopper. To go to another facility the town would incur hauling charges as well as tipping fees, which would add to the overall cost.

Patty discussed several items in the home such as a sink, propane cookstove, ladders and other salvage items that might bring in some money – perhaps \$1,000-\$1,500. Matthew said there may be some salvage company that would come in and remove it for free, but the committee said it isn't architectural

salvage, it is yard sale and auction-type items. Julie felt Public Works could remove those items and store them at Public Works for either an in-person sale or online auction at GovDeals.com. She thought more money would be raised doing it online because more people could access it. It does need to be some kind of public sale since the town owns the property.

Gayle asked how the funds get reserved for development or maintenance of the site. Julie answered that it would be a line item in the general ledger, probably put in the capital fund, for Hoffses House/Sylvania site re-development. Julie said she would bring it to the select board on June 13, which would give a revenue and an expenditure line.

Janet moved that the board go forward with asking the select board to add a line to the general budget so items can be sold. Mike seconded it. The motion was unanimously approved.

8. Ledvance Communications

Ledvance has been approached about the possible sale of the Hoffses House and what uses Ledvance would support. Julie spoke with their attorney who said they would talk to the company's professionals and give the town a letter in response. Such a letter has not been received yet, even though Julie called in early May and again before Memorial Day. She assumes there may be a problem since they haven't sent the letter but doesn't know for sure.

The development of the Sylvania site was approached as a separate question from the Hoffses House to Ledvance as the proposed usages are different and Julie didn't want a blanket rejection. The plans for the Sylvania site are for recreation and include adding to the concrete base, not removing anything. The lawyer didn't see an issue with the plans, but Julie said that doesn't mean there isn't an issue and we need to hear from Ledvance.

Julie said she felt a development plan is needed. Before that, the DEP and Ledvance can say something sounds like a good idea, but they will need an actual plan to go through DEP and then to Ledvance. Julie said she thought the town and the DEP would go to Ledvance together, but she isn't sure.

There was some discussion about Ledvance's control over the property, brought up by Matthew, which goes back to the covenants and the fact that they maintain responsibility for the contamination. Julie said she didn't think it was any different than if an individual purchased the land, and that she didn't find the company to be unreasonable. As an example, she said there seemed to be support for the courts (tennis/pickleball).

Julie said a resident has approached the town about another possible recreational use on the site, a skate park, but that has not been addressed with the recreation committee and she cannot make a recommendation until that committee does. The idea comes from a group of volunteers who would like to build wooden structures. There are a lot of considerations such as insurance, where does the town want to spend recreation dollars, and how does it fit into the town's comprehensive plans for recreation.

There was some discussion of the overlap in committees. While Marcus (unable to attend this meeting) is a liaison between the Sylvania Re-Development Committee and the Recreation Committee, there may be some benefit to having a member who serves on both if someone has the time to do so.

9. Hoffses House Committee Report

Gayle shared a DEP list of certified consultants, including one that was marked as working in this area. Julie said Max Johnstone is looking into a Phase 1 Environmental Assessment of Asbestos at the Hoffses House, hopefully with grant funding.

Discussion of brush and mowing the site. Julie said the site is on Public Works' mowing schedule. Julie said there were plans to clean up the parking area before the parade for the 250th uses the lot as the starting point. There won't be any digging.

Patty said that some work is needed to clear the brush and shrubbery surrounding the back door of the garage to allow for safe access to some of the items that will be sold.

Gayle suggested that the Hoffses House Committee could take the summer off as there isn't much to do prior to knowing what direction the town can go with the home.

10. Reach out to Students

Julie reported that Max has reached out to UMaine for students to help with landscaping plans and such, but that will wait until September when school is back in session. Max said that the timeline works well because the committee can decide what it wants to present to the students over the summer. When the students return to school, they can decide who wants to work on the project, and they will put together a report in the first 3-4 months. This will be UMaine Orono engineering students. UMA has landscape architecture, but that would also be waiting until the next semester starts. Then there would be time for some public input.

Julie said that funding will have to go before the voters, likely in next June's election. They would need the plan in February. If it is voted on in June as capital, the funds would be available in July. If the intent is to get grants, it is probably longer to get funding. Julie said she didn't think the town would fund \$600,000 without at least looking for grants first. Conservatively, it would be at least 2 years before any construction would start.

Janet wanted to know the order that work should be done since there is money for engineering. Julie said that before going to engineering, the committee should have a rough conceptual plan of how many courts, skate park, trails, gazebo, solar panels on the roof, etc., and then have the students further the plan and come up with some unique ideas. She pointed out that the front parking area is currently used by the business across the street and that public parking should remain in that area as parking is very limited in that area. It would not be designated specifically for the business, but would be a public parking area.

11. Estimate of Demo and/or Repair of Dormer at Hoffses House

Matt gave a rough estimate of \$5-\$7,000 to remove the dormer by the back door. The roof is leaking in that location and causing mold and damage in the building. It would be cheaper to put a Band-Aid on it by repairing the roof in that area, but it would likely only last a year or two and would just buy time, while removing the dormer is a longer-term solution.

In discussing costs, Matt said he didn't feel comfortable bidding on the job as an abutter and also because of his involvement with the committee. He didn't want any appearance of impropriety, so he suggested that the work be put out to public bid, but he would offer consulting for free.

Discussion came back around to the fact that without an answer from Ledvance, the possibilities for the Hoffses House remain unclear. Matt offered to supply materials and do the Band-Aid work for free. Julie said even with no cost, she would need to take the offer to the Select Board on June 13. Mike asked if Matt would consider removing the dormer for free and offered to cover those materials. Matt said it would take considerably more time to remove the dormer, but he would do it, as long as he was relieved of liability. Julie said she would look into that.

12. Adjourn

Another meeting was scheduled for the conference room. Items left on the agenda included measuring area for parking, Michael Alderson, dismantling quote, and then a few more items for new business. Julie suggested the committee could meet again after June 13 to finish up, but the committee decided to wait until the next meeting in July.

Motion to adjourn at 5:57 p.m. Patty, seconded by Jan, motion passed unanimously.

13. Next Meeting

July 10, 2023.