

Lincoln County ARPA Municipal Letter of Interest
First Responder/Municipal Workforce Housing Project

Section 1: Applicant Information

Municipality:	Town of Wiscasset
Contact Name:	Aaron Chrostowsky
Contact Title:	Economic Development Director
Contact Email:	economicdeveloer@wiscasset.org
Contact Phone Number:	Office: (207) 882-8200 Ext. 8 Cell: (207) 877-1214

Section 2: Site Information

Property Address:	Old Ferry Road, Birch Point Road, and Westport Island Road
Tax Map Number:	R08-006
Total Acreage of Project Site:	297.55 acres
No. of Acres to be Developed (if known):	Approximately 200 acres
Estimated Number of Housing Units to be Created* <i>(*we recognize this number may change)</i>	100 units
Is the site within the Town's Growth Area?	No
When did the Town acquire the property and how?	12/06/2005; Both tax and mortgage foreclosure

Section 3: Project Description

Provide a concise description of the proposed project (approximately 500 words). The description should identify the anticipated number of units. Please state how this project will help your community, and Lincoln County, with increasing housing for first responders and/or municipal workforce. Provide an estimate of the amount of funding needed for the planning/scoping of the project.

The Town of Wiscasset submits this letter of interest for town planning projects to the Lincoln County Regional Planning Commission for hiring a land-use consultant/ engineering firm to conduct a regulatory analysis and master planning for the development of mixed-income housing (affordable, workforce, market rate) and mixed type housing (multi-family, attached, single family) along with commercial sites and open spaces for recreation at the Old Ferry Road property.

The Town wishes to redevelop 300 acres of forested land formerly owned by Maine Atomic Yankee Company. The Town took ownership from Old Ferry Road Development Corp. after they defaulted on a town-back mortgage and tax foreclosure process in 2005. Old Ferry Road Development Corp. developed Twin Rivers Drive Technology Park off of Old Ferry Road, a TIF District where Molnlycke and CMP are located. The Back River, Old Ferry Road, Birch Point Road, and Westport Island Bridge Road bind the Old Ferry Road Development Project property. The Chewonki Foundation – Cushman Preserve is north of the property, and to the south is the Town Boat Landing.

The current vision for the property is to create "*The Great American Neighborhood¹*," a planned community designed according to the principles of new urbanism. This development will be walkable and connected to neighboring recreational and open space assets, including the Chewonki Cushman Preserve and the Town's Old Ferry Road Boat Landing. The development will include a mixture of all housing types (affordable, workforce, market rate, multifamily, attached, and single-family homes). This project will integrate fiber-to-home technology, clean energy, and green infrastructure principles into the design. The development will attempt to incorporate several parcels for future development businesses in the clean energy and technology sectors.

The Lincoln County Needs Assessment states, "While every new unit helps, to make significant progress toward alleviating the housing crunch will require the construction of multiple projects of a sizable scale, conceivably 30 units or more." Based on Communities of Future Growth and Development Potential, Wiscasset has the Potential for New Residential Development, including 17 Single Homes, 22 Attached Single, 61 Multi-Family Housing, and 10 Accessory Dwellings for 110 units. The Town's current proposal is to build 110 units on the Old Ferry Road Development site.

This project can transform Wiscasset and Lincoln County by helping relieve the pressure on the housing crunch, increasing the Town's tax base, creating/ retaining jobs, and providing affordable housing. This type of housing will assist local public sector employees find housing,

such as the local Wiscasset Elementary School principal who left due to difficulty finding affordable housing. "Scarce housing opportunities have pushed workers, especially those in hospitality, healthcare, education, or municipal services, to either commute long distances or leave the region altogether. It is threatening the economic underpinnings of the region." Shannon Landweher, President of the Penobscot Bay Regional Chamber of Commerce. "A lack of affordable housing for workers is also stifling growth. Bath Iron Works, one of the region's largest employers, hopes to add 100 to 200 new jobs – mostly trades positions

like electricians, welders, and pipefitters- annually over the next few years," said Allyson Combs, BIW's director of human resources. "But there's nowhere to house them."

The town is seeking planning funds to conduct a regulatory or constraints analysis of the property. Based on current estimates, it is projected to cost around \$165,000. The Town intends to work with LCRPC/ MCOG to apply for Brownfield Site Assessment Funds for the property. The Town hopes to meet with a local service provider this fall to apply for a MaineDECD Housing Opportunity Program grant for \$75,000 for Master Planning/ Public Engagement. The town still needs funding for the final design and a permit of \$100,000. The Town may apply for a municipal round of MaineDECD Housing Opportunity Program grant funds anticipated this winter, or the LCRPC may consider funding this through their ARPA funds.

Section 4: Statement of Need:

Provide a clear, concise description (approximately 500 words) of the needs for the project. Describe how the proposed project would fill a gap in the community. Explain which group of first responders and/or municipal workforce staff you anticipate benefiting from the contemplated housing project. Share any other details you think the County should be aware of as part of your contemplated project.

In Wiscasset, you will see that affordable housing is essential to our municipal workforce by reading letters of support from our EMS Chief, Police Chief, and School Superintendent. "I have many staff members who cannot relocate to the area due to the lack of affordable housing options," Chief Erin Bean. "More than half of my staff do not own a home and have been seeking to purchase a home within town limits but have been unsuccessful." Chief Larry Hesseltine

This project intends to fill many housing gaps in the community. If planned correctly, it will provide affordable housing for seniors, empty nesters, young families, and married couples. And, yes, public sector employees. The community should be designed for every stage of one's life. When you first move out of the house (you rent an apartment), you get married (you might move into a townhome), you have a family (you buy a single-family home), and you are a senior (you might rent an accessory dwelling unit).

Section 5: Project Barriers

Provide a concise description of the barriers that have slowed or stopped this project from taking shape previously, if any (approximately 500 words). Explain how the allocation of ARPA funding has the potential to change that.

The current project barrier is funding. This concept is relatively developing for this site and progressive for Wiscasset. The Town of Wiscasset has struggled to find footing after the decommissioning of Maine Yankee and the closure of Mason Station. Wiscasset's infrastructure and services are both a blessing and a burden. Much of this was built when Wiscasset had two power plants running. It needs to grow its tax base. Any pre-development work necessary to find the highest and best use for this project must be funded through grants and non-tax sources.

Please submit your completed Letter of Interest to Curtis Brown, LCRPC Land Use and Transportation Planner, via email (cbrown@lcrpc.org) by 2:00PM on Friday, August 16, 2024.



Town of Wiscasset

APPENDICES:

A: Project Map

B: Proposed Project Pre-Development Budget

C: Letter(s) of Support

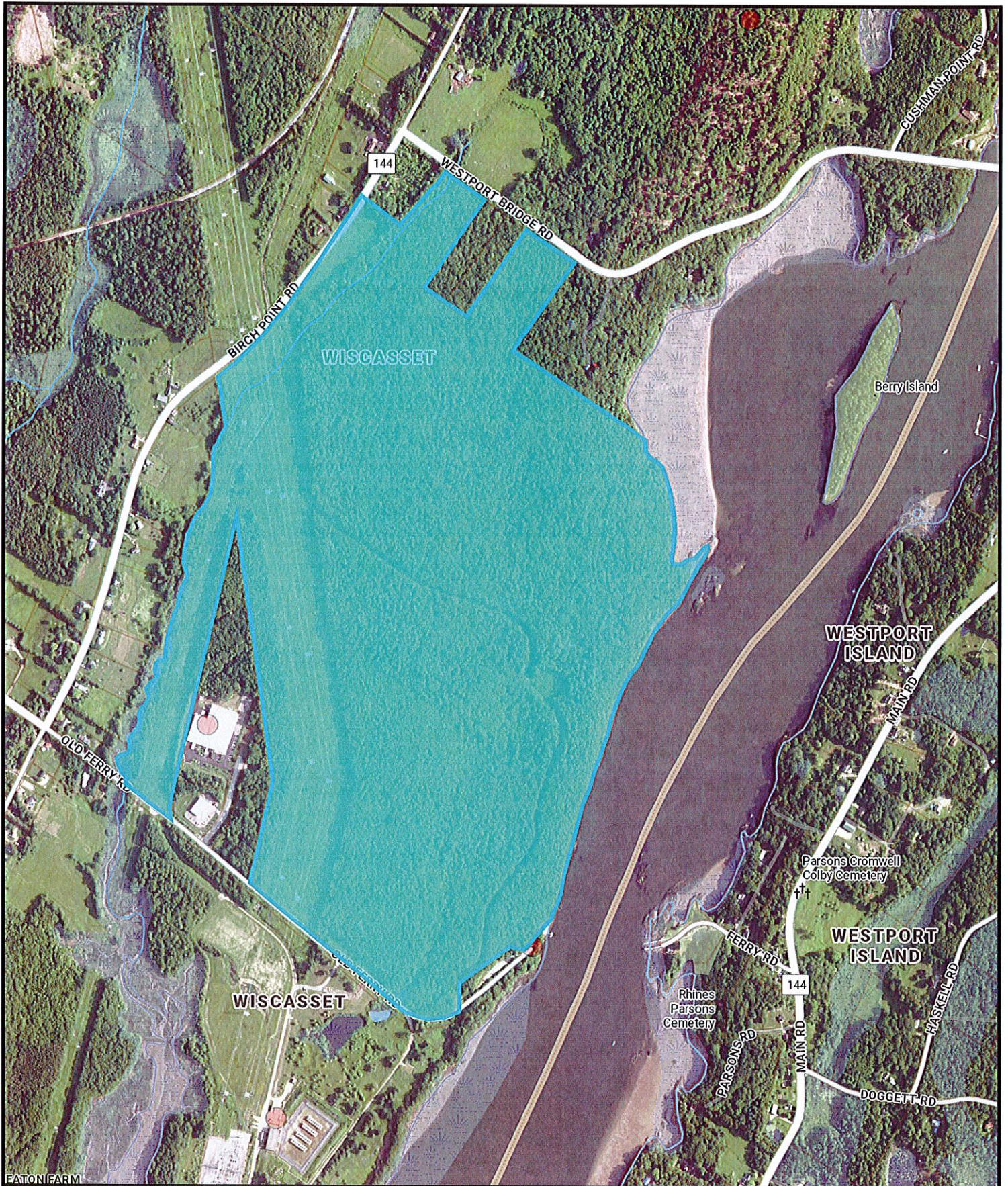
- a. Mathew Eddy, Executive Director, Midcoast Council of Governments
- b. Patricia Cloutier, Executive Manager, Wiscasset Area Chamber of Commerce
- c. Chief Erin Bean, Wiscasset Ambulance Service
- d. Chief Larry Hesseltine, Wiscasset Police Department
- e. Kim Andersson, Superintendent of Schools, Wiscasset School Department

D. Memorandum to Dennis Simmons, Town Manager Re: Letter of Interest for Town Planning Projects

E. Wiscasset Selectboard Meeting Minutes – July 30, 2024

Pam Dunning moved to authorize Economic Development Director Aaron Chrostowsky to submit a letter of intent to Lincoln County's Affordable Housing Investment Process for the development of affordable housing on the Old Ferry Road property. Vote 5-0-0.

OLD FERRY ROAD DEVELOPMENT PROJECT PROPERTY



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.2
Miles
1 inch = 0.23 miles

Date: 8/16/2024
Time: 10:17:06 AM



Town of Wiscasset

Proposed Project Pre-Development Budget

<u>Project Expenses</u>	<u>Cost</u>
Title Search¹	\$ 2,000
Brownfield Site Assessment²	\$ 15,000
Regulatory or constraints analysis³	
Existing conditions site survey	\$ 90,000
Environmental survey (desktop analysis)	\$ 15,000
Sewer/water availability survey (drilling program)	\$ 25,000
Traffic impacts analysis	\$ 20,000
Marketing analysis	\$ 15,000
Master Planning / Public Engagement⁴	
Master plan concept development	\$ 60,000
Public outreach/ engagement (3-4 meetings)	\$ 10,000
Phased development analysis	\$ 5,000
Final Design ⁵	\$ 50,000
Permitting (Site Law) ⁵	\$ 50,000
Total	\$ 357,000

Potential Funding Sources

1 - Municipal Funding	\$ 2,000
2 - EPA Brownfield Site Assessment Grant (LCRPC/MCOG)	\$ 15,000
3 - Lincoln County Affordable Housing ARPA Funds (LCRPC)	\$ 165,000
4 - DECD Housing Opportunities Grant (LCRPC/MCOG/TOWN)	\$ 75,000
5 - Possible Lincoln County Affordable Housing ARPA Funds (LCRPC)	\$ 100,000



165 Main Street
P.O. Box 62
Damariscotta, ME 04543
207-209-4129

EDA designated economic development district

August 14, 2024

Mr. Aaron Chrostowsky
Economic Development Director
Town of Wiscasset
51 Bath Road, Wiscasset, ME 04578

Dear Aaron:

This letter comes to by way of MCOG's role in supporting the Midcoast Economic Development District and the projects that occur within that geographic area. Our agency is in full support of the Town's effort to redevelop 300 acres of former Maine Atomic Yankee Company land along the Back River between Old Ferry Road, Birch Point Road, and Westport Island Bridge Road into a *Great American Neighborhood*.

The plan by the community is both ambitious (in terms of identifying available funding supports) and realistic. It is unusual in any area of our economic development district to find a contiguous lot of undeveloped land capable of embracing a full development scenario while meeting multiple needs of the regional community. This parcel offers the following potential development assets to the region:

- A mixture of housing types across all income spectrums to assist in fulling housing gaps;
- The potential for further business development as the region struggles to identify available new space for new businesses;
- The utilization of smart growth techniques, including the use of existing infrastructure to assist in the buildout of the property;
- Reasonable access to the Route 1 corridor through the existing networks;
- A Design that embraces climate resiliency by being energy efficient, using clean energy, and using green infrastructure; and
- For providing pedestrian and bike connectivity, as well as a mixture of conservation land.



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P.O. Box 62
Damariscotta, ME 04543
207-209-4129

EDA designated economic development district

To assist in the most efficient use of this property over time, it is important to plan and create a master plan concept for its ultimate development. This will provide for community input, while also creating a plan that is supported by the carrying capacity of the land. Hence, obtaining funding that would support a regulatory or constraints analysis, a Master Planning Concept with Public Engagement and creating a final Design Plan, with community consensus, is a great first step.

The Midcoast Economic Development District looks forward to working with and assisting Lincoln County Planning Commission and Wiscasset in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read "Mathew Eddy", written in a cursive style.

Mathew Eddy

Executive Director

Cc Emily Rabbe



August 15, 2024

Dear Lincoln County Regional Planning Commission:

The Wiscasset Area Chamber of Commerce is acutely aware of Maine's housing shortage, in particular affordable housing. Many businesses have been profoundly impacted by staff shortages due to a variety of reasons; lack of age appropriate persons, lack of housing for potential employees, lack of options for those who are willing to make the move to Maine.

We are wholly supportive of hiring a land-use consultant/ engineering firm to conduct a regulatory analysis and master planning for the development of mixed-income housing (affordable, workforce, market rate) and mixed type housing (multi-family, attached, single family) along with commercial sites and open spaces for recreation at Old Ferry Road.

Time is of the essence, we need to act now!

Sincerely,

Patricia A Cloutier, Executive Chamber Manager



Wiscasset Ambulance Service

To Whom It may concern,

August 15, 2024

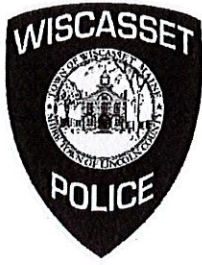
It was recently brought to my attention that a proposal has been submitted by the economic development officer for the town of Wiscasset to develop an area of town owned property into a housing community that would be offered to individuals that worked for the municipality and other area businesses at an affordable rate.

I have many staff members who cannot relocate to the area due to the lack of affordable housing options. I think that this program would be extremely advantageous for my employees and other municipal employees who are looking for a home for their families. This plan would open up opportunities for my employees in the ambulance department have the ability to help on second calls and large incidents where currently the majority of my staff lives a large distance from the service area and they can't easily help out when they are not on duty.

This development would be extremely beneficial not only to my department but also to area businesses because my employees would be able to frequent them in their off time as well as when on duty.

I am excited at the prospect and applaud the forward thinking put into this project.

Sincerely,
Chief Erin Bean
Wiscasset EMS



Wiscasset Police Department

51 Bath Road, Wiscasset, ME 04578
Office (207) 882-8203 Fax (207) 687-7005

Larry Hesseltnine
Chief of Police

Perry Hatch
Sergeant

August 15th, 2024

I write this letter to support the proposed town planning project aimed at the development of mixed type housing, commercial sites, and open spaces for recreation at Old Ferry Road.

This project, which includes the evaluation of affordable, workforce, and market rate housing, as well as various housing types, is a crucial step in meeting the housing needs of our community and addressing the challenges related to employee retention and attraction. As the need for housing options becomes increasingly evident in Wiscasset, it is imperative that we take proactive measures to support the development of mixed type housing to accommodate the needs of our current and future residents.

The proposed project aligns with our community's goals of creating a vibrant and inclusive living environment that caters to individuals of varying housing needs. Furthermore, the availability of suitable housing options plays a crucial role in the local economy by directly impacting our ability to attract and retain employees.

In recent times, we have experienced challenges in finding and retaining qualified workers due to the limited housing options available in our town. More than half of my current staff do not own of home and have been seeking to purchase a home within town limits but have been unsuccessful. Therefore, supporting initiatives like this project not only addresses our housing needs but also contributes to the overall economic prosperity of Wiscasset.

I am open to further discussion and look forward to the positive impact this project can have on the future of Wiscasset.

Sincerely,

A handwritten signature in black ink, appearing to be "LH", written over a white background.

Larry Hesseltnine
Chief of Police

WISCASSET SCHOOL DEPARTMENT

225 Gardiner Road

Wiscasset, ME 04578

(207) 882-4104

Kim Andersson
Superintendent
kandersson@wiscassetsschools.org

Diane Hammond
Finance Manager
dhammond@wiscassetsschools.org

Cynthia Young
Administrative Assistant
cyoung@wiscassetsschools.org

August 15, 2024

Re: Letter of support for planning of mixed-income housing at Old Ferry Road, Wiscasset

To Whom It May Concern:

I am writing to express my support for the Town of Wiscasset's Office of Economic Development in their intent to hire a land-use consultant and engineering firm to conduct a comprehensive regulatory analysis and develop a master plan for an ambitious redevelopment project.

The proposed project will transform approximately 300 acres of former Maine Atomic Yankee Company land along the Back River, situated between Old Ferry Road, Birch Point Road, and Westport Island Bridge Road. The vision is to create a "Great American Neighborhood" based on new urbanism principles, which will include:

1. A walkable community connected to neighboring recreational and open space assets, including the Chewonki Cushman Preserve and the Town's Old Ferry Road Boat Landing
2. A diverse mix of housing types, including affordable, workforce, market-rate, multi-family, and single-family homes
3. Integration of cutting-edge technology and sustainability features, such as fiber-to-home technology, clean energy solutions, and green infrastructure
4. Parcels designated for future development of businesses in the clean energy and technology sectors

By creating a well-planned, mixed-use development, this project will make Wiscasset more attractive to a wide range of residents, including educators, skilled workers, and entrepreneurs. This, in turn, will help ensure a stable and high-quality workforce for our educational system and emerging industries. The Town's commitment to engaging professional consultants demonstrates a dedication to data-driven, sustainable development. This project has the potential to serve as a model for other communities facing similar challenges in housing, workforce retention, and sustainable growth

I believe this initiative will significantly benefit Wiscasset's residents, contribute to the town's long-term prosperity, strengthen our educational system, and position Wiscasset as a leader in sustainable community development. I wholeheartedly endorse this effort and encourage all relevant parties to support the Town of Wiscasset's Office of Economic Development in this important endeavor.

Sincerely,



Kim Andersson
Superintendent of Schools



Town of Wiscasset

To: Dennis Simmons, Town Manager
From: Aaron Chrostowsky, Economic Development Director
Re: Letter of Interest for Town Planning Projects
Date: July 25, 2024

I want the town to support my submission to the Lincoln County Regional Planning Commission of a letter of interest for town planning projects.

The county is interested in reallocating its remaining affordable housing ARPA dollars to provide financial assistance to Lincoln County towns that need planning dollars to advance the development of affordable first responder and/ or municipal workforce housing on town-owned parcels.

Examples of possible projects include, but are not limited to:

- Site development studies, including concept planning, surveying work, preliminary architectural plans, etc.
- Engineering studies to determine the feasibility of extending sewer/water to the town-owned site (or well and septic system needs if not connected to public infrastructure).
- Engagement of a consultant to help with the project, including facilitating public engagement to get community buy-in.
- Consult with legal counsel on how a first responder and/or municipal workforce housing program will work in your community.

The basis of this fund and this letter of intent is the May 2023 findings of the Lincoln County Housing Needs Assessment, which indicate that the County has the Potential for 879 new units and Wiscasset has the potential for 110 new units.

My submission of a letter of interest for town planning projects to the Lincoln County Regional Planning Commission for hiring a land-use consultant/ engineering firm to conduct a regulatory analysis and master planning for the development of mixed-income housing (affordable, workforce, market rate) and mixed type housing (multi-family, attached, single family) along with commercial sites and open spaces for recreation at the Old Ferry Road property.

Old Ferry Road Development Project

Current Vision

My current vision for the Old Ferry Road Development Project is the following....

The Town intends to redevelop 300 acres of former Maine Atomic Yankee Company land along the Back River between Old Ferry Road, Birch Point Road, and Westport Island Bridge Road into a *Great American Neighborhood*, which will be planned and designed according to the principles of new urbanism. This development will be walkable and connected to neighboring recreational and open space assets, including the Chewonki Cushman Preserve and the Town's Old Ferry Road Boat Landing. The development will include a mixture of all housing types (affordable, workforce, market rate, multifamily, attached, and single-family homes). This project will integrate fiber-to-home technology, clean energy, and green infrastructure principles into the design.

The development will attempt to incorporate several parcels for future development businesses in the clean energy and technology sectors.

Current Development Strategy

My goal for this project is to find the highest and best use for this property. The Town has a real opportunity to do something transformative.

Based on my research and discussions with industry experts, they support the following development strategy. This isn't necessarily all linear. And, the more pre-development work the Town does, the more valuable the land is to market for development.

Conduct due diligence

1. **Legal counsel is currently performing a complete title search.** This will inform us of our negotiating strategy with previous and development strategy.
2. **Brownfield Site Assessment.** Provide a *Site Assessment I: Site Visit, Records Review* (subject, adjoining, nearby properties), interviews (owners, operators, municipal staff); *Site Assessment II: Collect Sampling* (if needed). Once the site assessment is complete, any possible contamination concerns on the property or adjacent properties will be addressed. The Town is still seeking funds for this site assessment.
3. **Regulatory or constraints analysis.** Engage a reputable land use planning and/or engineering firm to perform a comprehensive regulatory analysis, including an updated site survey, to understand existing site conditions; environmental considerations; covenants/restrictions impacting development, regulatory requirements, zoning/allowed uses for the site; septic/water availability; traffic impacts; marketing analysis, etc.

Plan, Engage, and Design

4. **Master Planning Concepts/Public Engagement.** Following the regulatory analysis, utilize the land use planning and/or engineering firm to perform some master planning work to develop concept site plans and conduct financial proforma analysis likely for phased development of the site. This should include a robust stakeholder and public engagement process so the project can hopefully get buy-in from the community and allow residents to understand the development potential and constraints identified through the regulatory analysis.

5. **Final Design.** Once consensus around the concept plan is determined, the engaged land use planners and/ or engineering firms will develop plan sets for permitting. This would be the first set for each phase of development.

Development

6. **Permitting.** The Town, with land use planners and/ or engineering firms, will seek regulatory approvals from the state and local regulatory authorities.
7. **Construction.** The land use planners and/ or engineering firm will provide construction oversight and management during each project phase.
8. **Future phase development** - repeat steps 4-6.

We can change our strategy at different times in the process. While I recommend that the developer/ contractor get involved in the construction phase, we may require them to get all the permit approvals or the final design.

Suppose the Town doesn't use this strategy and considers selling the land to a developer. In that case, we risk the land not being developed, cut up into smaller pieces, the project not being completed to our specifications, or being sold for less because they will have to conduct due diligence and planning/ design.

For this letter of intent, request the County use its Affordable Housing ARPA Funds for the Town to engage with a reputable land use planning and/or engineering firm to perform steps 3. Regulatory or constraints analysis; 4. Master Planning Concepts/Public Engagement; 5. Final Design;

Despite these funds being sought for municipal workforce housing, the town believes the market needs affordable housing, as outlined in the County's *Lincoln County Housing Needs Assessment, May 2023*. Based on their projections, the Town has the potential for 17 single-family homes, 22 attached single-family homes, 61 multi-family housing, and 10 accessory dwellings.

I believe my current vision for the property will help with the County's housing affordability crisis. There is enough land on the Old Ferry Road lot to satisfy the development of the potential 110 housing units. Based on the mixture and types of homes needed, we can build to accommodate various income types and people at different stages in their lives. Different housing areas would be developed in different phases by specific developers specializing in that type of house type.

In Conclusion, this development has the potential to be very transformative for the Town of Wiscasset. It could help solve a housing affordability crisis in the region that hinders employment growth and grow our tax base. I'd ask that you yield some patience; **good things don't come easy!**

3a

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
JULY 30, 2024
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Vice Chair Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield and Town Manager Dennis Simmons

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Wastewater Treatment Plant relocation discussion with Bill Olver

Bill Olver (Olver Associates, Inc.) via zoom listed the possible sites for relocation of the Wastewater Treatment Plant: Mason Station, Morris Farm, Federal Street, the Public Works building, and Churchill Street. The Federal Street location was eliminated from consideration as the site could be controversial given the historical nature of the area. Mason Station was eliminated from possible sites as there were conflicting future development plans for the area and the need for major sewer configurations to reach the site. The cost of relocating the sewer plant to Churchill Street or Morris Farm eliminated those sites from discussion.

Relocating the sewer plant to the Public Works site would require relocating the Public Works building and salt shed to the site of the Transfer Station. The cost of relocating the sewer plant to the Public Works site including a new public works building and salt shed (\$51,150,000) was less than the alternatives. After discussion about the need to have a location for the future wastewater treatment plant before applying for funds, **Pam Dunning moved to move forward with current site of the Public Works garage for the new wastewater treatment plant and moving public works up near the fire department training site. Vote 5-0-0.** The matter will be on the November ballot.

3. EMS Chief Bean's request to use Scout Hall as a training/meeting center

Erin Bean said her proposed plan to acquire the Scout Hall would create a facility that is not just accessible, well-equipped and conducive to adult learning but also a game-changer for the Town of Wiscasset and other area agencies. She said that the town has no adequate site to meet and conduct the state-required training, and although paramedic courses such as Pediatric Advanced Life Support, Advanced Cardiac Life Support and CPR can be taught without additional cost, current facilities are not adequate and there is a need for a dedicated training space

She suggested that Scout Hall could fulfill that requirement. The site could also be rented to outside agencies for training purposes, providing income to the town, or for town meetings. The site will need some cosmetic and small facility updates such as heat pumps, laminate flooring, repainting and educational supplies such as a TV screen for presentations; tables and chairs will be purchased. Bean submitted a draft budget showing total expenses and revenue. Total annual revenue less expenses was estimated at \$67,155.00. After discussion, **Pam Dunning moved that the board authorizes the EMS service to go forward to adapt the Scout Hall as a training/meeting center. Vote 5-0-0.**

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4. Lincoln County Affordable Housing Investment Process

Aaron Chrostowsky requested the town's support in submitting a letter of interest for town planning projects to the Lincoln County Regional Planning Commission. He said the county is interested in reallocating its remaining affordable housing ARPA dollars to provide financial assistance to Lincoln County towns that need planning dollars to advance the development of affordable first responder and/or municipal workforce housing on town-owned parcels.

Possible projects could include, but are not limited to:

- Site development studies, including concept planning, surveying work, preliminary architectural plans, etc.
- Engineering studies to determine the feasibility of extending sewer and water to the town-owned site (or well and septic system if not connected to public infrastructure).
- Engagement of a consultant to help with the project including facilitating public engagement to get community buy-in.
- Consulting with legal counsel on how a first responder and/or municipal workforce housing program will work in our community.

The Lincoln County Housing Needs Assessment indicates that Wiscasset has the potential for 110 new units. It has invited Wiscasset to submit a letter of intent to apply for a grant to use for this purpose. Chrostowsky asked the board to request planning resources for the development of the Old Ferry Road Development Project. The grant would be for the first step, not for the actual building of housing. **Pam Dunning moved to authorize Economic Development Director Aaron Chrostowsky to submit a letter of intent to Lincoln County Affordable Housing Investment Process for the development of affordable housing on the Old Ferry Road property. Vote 5-0-0.**

5. Pleasant Street Extension Maine Natural Resources Conservation Program

Sarah Whitfield said the town was rescinding its request for funds from the Maine Natural Resource Conservation Program. It was determined that the additional research requested by the application will require more time than the short timeframe allowed for submission. Dennis Simmons said he does not have the staff to work on the application and asked the board to withdraw the application. **Pam Dunning moved to authorize the Town Manager to rescind the letter of intent. Vote 5-0-0.**

6. Adjournment

Bill Maloney moved to adjourn the meeting at 7:08 p.m. Vote 5-0-0.

