

Orland Properties Development Committee

Meeting Minutes

September 22, 2011

Present: Matt Brown, Brenda Leavitt, Bart McGraw, Dan Brown, Betty Chavaree, Jessica Rollerson, Lester Stackpole, Belinda Harriman, Dexter Johnson

1. Review of Meeting Minutes: Minutes from September 7, 2011 approved as corrected. Item # 4 – “Dan” provided the overview of his discussion with Stephen Moores, Penquis”.
2. We then began the process of brainstorming the Decision Making Matrix. The following are items/issues we brainstormed for consideration in the decision making process.
 - Looking at Cost/Benefit Analysis
 - Produces Revenue/Tax Base
 - Benefit to the community
 - Attracts new town residents
 - Serves current population
 - Preserve the small town feel
 - Provides work opportunities
 - What will the costs to taxpayers be?
 - Location suitability
 - The impact of traffic in the neighborhood
 - Power and Utility Usage
 - Overall impact on neighborhood
 - Generation of waste, (commercial, industrial)
 - Use of Natural Resources
 - Preservation of archeological and historical
 - Is use environmentally friendly and implements “Go Green” initiatives
 - Availability of Grants or Federal Funds to develop
 - Renovations and/or remodeling (costs, extent, etc.)
 - Would it have a negative/positive impact on current businesses in the area?
 - What will be the “return” to the community “intangibles”
 - Potential impact on all Town Services – Emergency Services
 - Potential loss of valuable resources to the town, (gym – emergency shelter, recreational, meetings).
3. We then tested the decision making matrix to rate one possible option “Big Box”. Throughout the exercise we discovered that we should have negative numbers for rating as the impact may be a negative one.
4. The following is the number rating we decided to utilize.
 - 0 – Low impact
 - 1 – Minimal Impact
 - 2 – Average Impact
 - 3 – Moderate Impact
 - 4 – Significant Impact

- 1 – Low impact negatively
- 2 – Minimal Impact negatively
- 3 – Moderate Impact negatively
- 4 – Significant Impact negatively

5. One of the decision making factors for consideration is “how much control” does the town want to maintain of the school property specifically the gym?
6. Next Step –develop a matrix grid for each member to complete using the following criteria for rating.
 - a) Revenue to Town
 - b) Community Benefit
 - Attracts “new” residents/citizens to Town – people move to Orland as a result of this Project
 - Preserves “small town” feel
 - Work Opportunities
 - Return to Community – intangible return to community
 - c) Tax Payer Costs (utilities)
 - d) Location suitability – Is the current facility adequate to meet the project
 - e) Traffic Impact
 - f) Waste Disposal
 - g) Site Development – costs to Town to develop portions of property they chose to retain or replacement of gym to meet Town needs.
 - h) Natural Resources – impact on water/air, pollution, gasses, etc.
 - i) “Go Green” –
 - j) The impact on the “culture” of Orland.
 - k) Does it fit with the current Town Comprehensive Plan?
7. It was recommended that the Selectman to review and update the Town’s Comprehensive Plan.
8. The next meeting is scheduled for Thursday October 13, 2011.

Minutes Recorded By:

Brenda S. Leavitt