

Minutes - Sustainability Committee 2/17/2021

In attendance

COMMITTEE MEMBERS: Chair Golieb, Councilor Danforth, Councilor Pelletier, Brittany Grutter, Peter Jamieson, Interim Manager

PUBLIC MEMBERS: Matt Bragdon, Michael Madore, Tom Malcom, Meagan Collins (intern), Jeff Campbell, Patric Santerre, Celeste Bard, Rick Dymet, Susan D'Alessandro, Jon Crawford

Via Zoom

Called to order 4:32PM

1. Updates on Airport Terminal Project - Chair Golieb introduced Patric to speak to where the design is currently at, thanked Patric and Celeste for their work thus far.

a. Preliminary design from Arcadia Designworks

- Patric and Celeste introduced their background and appreciation for being awarded the design contract. Spoke to the important asset the airport is to the town and the region. Also expressed Jeff's importance to the town. Mentioned Chair Golieb's instrumental vision in the airport building and need for a redesign and as an economic driver for the region. Provided a presentation of a draft design and thoughts behind the building, including the mountain, region, etc. Making a building that connects to the region and "from Millinocket". Presentation gave a broad overview of other airports in the state and their relation to the project.

- Rick Dymet spoke to the runways and offsets to speak to the potential location of the future building. Spoke to the potential methods planes could taxi in towards the terminal building. Spoke to the importance of meeting space for those flying in-- he managed Lebanon airport for 10 years and suggested that they are similar in size (both having longest runways in the area).

- Patric provided some renderings of draft design. Celeste spoke to the sq footage being similar to what exists now, but to make it an airport that people actually remember and have amenities to be memorable doesn't need for it to be fancy.

- Rick Dymet said Millinocket has the 4th longest runway of a public use airport in northern Maine, meaning that we have an advantage to attract corporate jets. Millinocket has a big advantage with runway length in northern Maine. The marketing side is huge, and the strength is the quality of the airport and runway size. Subsidies exist to attract small airlines line Cape Air

- Mike Madore brought up the need for a conference-style size and layout of building. How many people can the building hold?

- Patric responded by saying that the goal was to have 100+ people, but he reeled back a bit because of potential for competing against NEOC or others. The building could currently hold over 100 people. Important to remember that there's no sewer line, so plumbing code starts to become more rigid.

- Mike understands the concept, but shouldn't matter about NEOC creating a conference center. The original request was to have a conference center where the Chamber of Commerce could hold large events and press conferences to draw people into the area. Wants to make sure that in the long-haul we aren't cutting ourselves short. Build it once and build it right. Conference center brings in people and more revenue.

- Patric: Limitations also exist with sewer and static pressure of the water line for sprinkler systems. Understand about doing it right from the start so it generates revenue. Celeste: if you're going to have a working airport, there needs to be enough transition area and to move through the space.
- Jeff Campbell commented on the convertibility of the space, and the utilities limit how big of a space we can have
- Jane Danforth agreed with Mike Madore on meeting space in the community. We are currently limited. We don't have a great place to have larger meetings, and going up to NEOC is out of town and a special niche. At whatever capacity it can hold, we should reach that.
- Patric mentioned that he would come back with numbers on capacity for the building. He said there are so many options with the building if it was public, like having weddings etc. but also community meetings.
- Celeste expressed that it could be rentable space to generate revenue
- Golieb mentioned the importance of bringing in local businesses to provide services such as catering (utilizing the kitchen space), clearing services and others. Chamber of Commerce can be a great partner in this
- Madore asked about the dimensions of the building to know exactly what the multi-functional purposes could be with the space.
- Patric went over some ways to utilize the space as it is, and mentioned that this is an early draft. We will probably have 3 or 4 drafts before we know. We will also have to look at the limitations of cost. Mentioned that the roof allows for south exposure to have solar that powers the building and using locally-supplied materials. Making it a dynamic space that can "wow" people.
- Golieb suggested posting this early draft to the public so that it's available to those who hadn't attended the meeting so we can get broader input.
- Celeste mentioned maybe sharing pieces at a time. They want buy-in from the community and the Council and Sustainability Members. It can be sometimes difficult process-wise having too many rounds of input. We are currently in conceptual design rather than full renderings.
- Golieb requested that they present to a full Council meeting when further along in design to reach a broader population.

b. Grant from NBRC - Golieb introduced Brittany Grutter, of NFC and committee member, and that NFC is willing to write a grant proposal for the engineering and des

2. Updates from Intern

a. Food Sovereignty Policy Recommendations - Steve introduced the draft plan for creating inspection standards and process. Mentioned it's mostly common sense that is a middle ground between complete lack of regulation as many municipalities have implemented with food sovereignty policies and the state-level inspections.

- Peter Jamieson read through it, and seems to be common sense
- Meagan Collins mentioned that there are also labeling requirements

b. Update on local food system (demand, waste, etc) - spoke to demand, tips from markets for increasing local demand, waste from restaurants and markets, working with food pantries to

understand what the gaps are in providing the public with food, and working with Peer 2 Pir on providing weekly meals to the public. Writing a \$25,000 grant for that project.

c. Update on other goals as defined by the committee

- With the food sovereignty it should allow more people to be entrepreneurial, and all of the data collecting from markets and restaurants can prove the demand to hopefully fill this locally.
- Golieb followed up on the importance of understanding the current demand in the region so that we can find ways to fill it locally.
- Peter was very thankful for the work Meagan is doing with Peer 2 Pir and the grant writing.
- Jane mentioned that the Peer 2 Pir started off as giving food to people who NEED it, but it's now turning into something that people WANT. There are boundaries on who can donate, who can participate, and suggested that there needs to be some clarity on who can be involved.
- Meagan mentioned that the chef wants it to be open to everyone, and thinks it would be good to advertise this
- Peter mentioned that the spreading of the word is a hot topic for him as he had tried to encourage the people to do much more, but the messaging needs to be that the food is available to anyone-- especially those that need it. The original idea was not to have a partnership with an organization, but to have a sole-standing community meal business 7 days a week. Good test run and pilot program, but by going through Peer 2 Pir it may have caused some turbulence with messaging and marketing. Will share this message.

3. Review of Draft RFP for Energy Suppliers

- Mike agrees it's unfortunate that our grid can't handle any solar system. Wanted to have our own community solar system. Prefers 3rd party power to purchase supply. Where is the airport solar project now?
- Jeff mentioned that the airport solar project is still on
- Golieb mentioned the larger project isn't feasible due to grid constraints but the smaller 20 to 25 acre project is still on. Looking at glare issues to meet FAA standards.
- No objection to recommending the Energy RFP be recommended to Council for approval

4. Review and discussion of CIRD Lookbook

a. Identify areas the subcommittee can develop - Golieb asked committee members to review the documents and suggest areas we might want to take on in terms of initiatives. Recommended that both the Economic Development Committee and Sustainability Committee both look at this documents and collaborate on initiatives.

5. Discussion on Fire Station building - Interim Manager: Design study done in 1988 on the fire station building. Presented the floorplan. Haven't found the total proposal, still looking, but inspection of the station is valid. Will send off information to everyone to review.

- Mike asked if it's a single story building. Rick said yes. Mike is concerned that moving forward on this is putting the cart before the horse. We need to discuss locations-- where would be putting the fire station might impact what kind of building we can have.

Peddlers hill and other places have been spoken about. We need to have that discussion on locations that are available to serve the entire community and the square footage of the design presented. Rather know where building and design for the lot then doing it the other way around

- Rick - the spot originally looked at was Peddlers hill but couldn't do it because the runway wouldn't allow for the building to be built there.
- Jeff - it's outside the runway protected zone
- Mike Madore - Not saying that Rick is wrong, but the location and traffic involved with the main route and blind area makes it dangerous to bring emergency equipment that has to move quickly. Don't think Peddlers hill is the ideal spot. Think there are other spots that are more advantageous. Like to see land options to discuss.
- Jeff showed runway and approach in question. Protection zone is now moved, so peddlers hill is an acceptable location in terms of air traffic.
- Steve:
- Jeff mentioned issue of utilities of place
- Tom: location is the prime thing to look at. Believes central street corridor is what we need to look at. We are having a traffic study being done soon. Peddlers hill may not be best location. Other issue to look at is the Emery Lee building. If we took that building, that abuts public works. Believes it will cost a lot to rehab the building. Agree with Mike -- need to look at lots
- Golieb: with the savings we'd have of using an existing design, might make sense to demolish Emery Lee building as opposed to retrofitting, and build a new building with existing design.
- Mike suggests looking at potential of contamination of Emery Lee space. Might get blowback for taking off a taxable building off the market for a public building, but would be great place.
- Richard agrees building new fire station. Utilities would have to be disconnected from old fire station, and look at the generator that's within the existing fire station building.
- Mike suggested using lot from Bob Benjamin to build new building
- Golieb asked Tom what his thoughts are on being on Central St versus the downtown location. Tom said that lot isn't big enough to build a new building with the equipment needed. Also have lots of apparatus that has no space. Having snowmobile and others need to be at the location of the building.
- Jeff agrees with Tom on location and backing in. Outgrown the building downtown and agreed with Tom.
- Rick: Another location is the old K&M building
- Tom said old school building would be perfect, but not an option now unfortunately. When we build a new building, we need a training room. Could also be used as a community space for meetings. Old design has training space and meeting space. Has everything we need for space. If you have the space, you can also have a training area outside. If you're looking to do something, look ahead 100 years of what we might need in the future
- Louie - looking at space by storage buildings near assisted living

- Steve - next steps will be looking at lots and review with Interim Manager. Interim will look at lot sizes to see how design would fit on those properties. Steve will work with DOT on looking at traffic flow issues etc.

6. Attracting and retaining younger people

a. Update from Brittany Grutter - NFC - provided a blueprint on how to attract and retain younger people in the region from the Adirondack region. The report highlights different wants that the Adirondacks could identify challenges and suggest changes. This strategy could potentially be tailored to Millinocket. Strategy piece creates a plan on how to achieve the goals.

- Golieb asked committee members to review the documents before next meeting (they were just sent out today-- not enough time to review)

b. Potential Collaboration with Unity College and/or other institutions

c. Youth Committee - Mike mentioned the housing market and how it's become much more in demand. Waiting lists at apartment complexes. Suggest working with the state to create another housing project who are in their elderly stages and get rid of the houses that they have and move into a complex. Right now there's no room for anyone to move to.

- Golieb mentioned that housing initiatives will be on the agenda in the near future.
- Louie mentioned that he's on a housing authority board and there are tons of regulations to get new units. Perhaps get together with Joe Clark to see what the challenges are there.

Meeting concluded at 6:29PM