

### **BOARD OF DIRECTORS**

2010—2011

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#### **KVEN PROGRAM DIRECTOR:**

Shelley Payne

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#### **PARTNERS AT KVCOG:**

Janet Roderick, CEI/SBDC  
Bill Whittier, Maine MEP

## **Executive Director's Report April 2011**

### **December 14, 2010 Meetings:**

KVCOG's Board of Directors met December 14, 2010 at 10. The principal agenda item was the report of KVCOG's auditor regarding the FY 2010 audit results – clean, no exceptions.

The CEDS Committee met on the same day at 11. John Butera, at the time a member of then Governor –elect Paul LePage's Transition Team and now a Senior Advisor to the Governor for Economic Development spoke about elements of Mr. LePage's evolving economic development agenda.

### **February 8, 2011 Meetings.**

The KVCOG Board of Directors met on February 8, 2011 at 10 am followed at 11 am by the CEDS Committee meeting. Russell Libby, Executive Director of the Maine Organic Farmers and Gardeners Association spoke about the changing nature of farming in Maine and the KVCOG region. He described who is farming, the new entrants, how much land is being farmed, what is being grown, to whom is it being sold, the expansion of 'direct marketing' by farmers,

i.e. farmers markets, cooperative arrangements, community supported agriculture, the ongoing evolution of the dairy industry and the trends he saw. Libby last spoke to the CEDS Committee in 2003.

### **April 12 Meetings:**

The KVCOG Board of Directors met next on April 12 at 10 followed by the CEDS Committee meeting at 11.00. The CEDS speaker was Rich Silkman, Principal in Kennebec Valley Gas Co. LLC. The company proposes to build and operate a natural gas transmission and distribution system running up the west side of the Kennebec River from Richmond to Madison.

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## April 12 Meetings Cont:

KVCOG is facilitating a "Municipal Negotiating Committee" involving the 12 potentially affected municipalities in discussions with the developer regarding its interest in reaching Tax Increment Financing arrangements in each place.

The KVCOG Board will also review an Agricultural Development Program designed to allow KVCOG to "pass along" private foundation funds to private, for profit enterprises engaged in agricultural pursuits in the KVCOG region that are consistent with KVCOG's charitable purposes.

## Current Projects:

- **HOUSEHOLD HAZARDOUS WASTE:** KVCOG will coordinate Augusta's regional spring annual HHW collection. Interest from towns is down slightly due to budget considerations.
- **COMPREHENSIVE PLANNING:** Manchester - Monthly meetings, subcommittee reports; Starks - Drafting inventory chapters, committee meeting on its own; Freedom - Final draft ready for SPO review.
- **LAND USE ORDINANCES:** KVCOG is assisting Litchfield with revisions to its site review ordinance, Windsor with a building code ordinance, Fairfield with sign standards, and Smithfield with a cell tower ordinance.
- **BELGRADE LAKES PLAN:** KVCOG is assisting a municipal committee to revise its 1998 streetscape plan for re-submission to MDOT. Prospective street improvements include wider parking aisles and sidewalks, traffic calming, and improved crosswalks.
- **BIKE-PEDESTRIAN:** KVCOG is working on a bicycle-pedestrian plan for the Town of Winthrop.
- **COMMUNITY DEVELOPMENT (CDBG):** KVCOG provided technical assistance to twenty-one municipalities in our region during the first nine months of the 2011 CDBG grant program: Anson, Augusta, Bingham, Burnham, Caratunk, Fairfield, Farmingdale, Gardiner, Hallowell, Harmony, Manchester, Monmouth, Norridgewock, Pittsfield, St. Albans, Skowhegan, Starks, Thorndike, Unity, Waterville and Winslow.

- **BROWNFIELDS ASSESSMENT GRANT (US EPA):** KVCOG's three-year Hazardous Substances Assessment Grant is nearing its end. Our environmental consultant is finishing a Phase II assessment in the Town of Winslow at the site of the Town Garage. In April we will be informed if we will be awarded another three-year assessment grant and/or a Revolving Loan Fund grant to be used for cleanup activities.
- **MAINE WOMEN'S AGRICULTURAL NETWORK:** KVCOG is involved with economic development in agriculture through its work with the Maine Woman's Agricultural Network. Through funds from the Department of Agriculture, beginning women farmers are able to attend a ten-session course in whole farm planning, to include setting farm goals, testing decisions, creating a financial plan, creating a grazing plan, and monitoring soil health. The course was held for the first time last year, is about half way through this year, and is funded for one more year in 2011-2012.
- **REGIONAL WORKFORCE PROJECTS** The KV Entrepreneurial Network held its 3<sup>rd</sup> Networking Event at UMA on January 25 following earlier events at Colby College and Thomas College. Hired KVCOG staff to coordinate program expansion using contract with CWM-LWIB that expires June 30, 2011. KVEN Events set for Colby, Thomas and UMA for April 13, May 18 and June 29, respectively. Plans for a fall program in progress.
- **WIND POWER:** Somerset County is a hotbed of interest both for and against grid scale wind power with discussions about developing a comprehensive regional approach being coordinated by Jm Batey at SEDC. KVCOG is partnering with SEDC in this process. A recent meeting to explore interest in the process took place on April 7 from 4 to 6 at the Inn by the River in The Forks. A subsequent meeting is set for May 4. KVCOG will prepare drafts of possible agreements between interested municipalities related to shared strategy development activities and between these municipalities and the county regarding the management and administration of potential revenues and community benefit payments.

- **REVOLVING LOAN FUND:** KVCOG is working with 45 borrowers and looking actively for new lending opportunities. It has about \$792,000 available to lend and uses its fund to leverage other public and private sector investment and to help firm upgrade plant and equipment and create new jobs.

**Portfolio Status Report as of March 31, 2011**

<u>Loan Status</u>	<u>Number of Loans</u>	<u>Total Dollar Amount</u>
<b>Current:</b>	28	\$2,051,559
<b>Past Due:</b>	7	\$401,186
<b>In Liquidation/ Bankruptcy:</b>	6	\$528,159
<b>Recommended for Charge-Off</b>	4	\$291,257
<b>Available to Lend: As of 02/28/2011</b>		\$705,705

**How KVCOG’s RLF Program Helps Businesses and Local Economies**

Cole Palmer, RLF Director

During the present fiscal year, KVCOG's Revolving Loan Fund Program (RLF) provided a total of \$467,000 in gap financing to 4 businesses in our service area. Our RLF funds leveraged approximately \$2,340,000 in other debt and equity investments, and helped to create or retain 284 jobs. The types of businesses assisted included a large private social services agency, a day care provider, a restaurant, and an electrical contractor. KVCOG uses the RLF program to make loans to individuals and businesses that increase the overall level of economic activity, foster growth in the number of well-paid jobs, and enhance the diversity, competitiveness, and sustainability of the regional economy. To maximize our lending dollars, we partner with commercial lending institutions, other community development organizations, and State and Federal agencies. Our funding is frequently referred to as “gap financing” because it provides that critical final financing component that enables a project to go forward.

Most businesses rely on borrowing as a major source of capital for new plant and equipment, and sometimes working capital. Adequate working capital is particularly important as a business grows. Commercial loans are available at competitive rates; however the “credit crunch” has had an impact on some businesses in some unexpected ways. Fixed rate loans with generous terms can sometimes be more difficult to obtain. Collateral requirements have increased as a result of the slowdown in the real estate market, and in some cases, decreasing property values. Increased energy costs affect business operations and the bottom line. As a result of these challenges, now is a good time to fine tune business operations in order to be better positioned for an improving economy. There are many ways to fund projects and many sources of funding. KVCOG provides assistance for business planning through the Small Business Development Center program, and business financing through our RLF program at our office in Fairfield. For more information please contact Cole Palmer at 453-4258, extension 13, or by email at [cpalmer@kvkog.org](mailto:cpalmer@kvkog.org).

## Kennebec Valley Entrepreneurial Network Continues to Grow

Shelley Payne, KVEN Program Director

The Kennebec Valley Entrepreneurial Network is a member driven network of business owners, aspiring entrepreneurs, and service providers working to foster economic growth by expanding entrepreneurial innovation and job creation in the Kennebec Valley. The network provides entrepreneurs at all stages of business development with support through skills development, resource opportunities, and peer-to-peer networking. KVEN partners with Colby, Thomas, and UMA.

The network has held five events so far, including an April 13 meeting at Colby featuring three groups of students from the Colby Entrepreneurial Alliance. Interest in the network continues to grow – there are over 470 current participants on the mailing list and upwards of 70 people have joined the network's LinkedIn group.

Shelley Payne, along with KVCOG executive director Ken Young, recently represented the network at KVCOG's table at the Business to Business fair. Community members and business people alike showed marked interest and several businesses added themselves to the mailing list.

Looking ahead, the network hopes to complete a website through collaboration with area college students and to continue to expand educational offerings through partnerships with existing service providers.

### Upcoming Events:

*\* Social Entrepreneurship*

May 18 5:30-7 @ Thomas

*\* Putting Communications and Social Media to Work*

June 28 5:30-7pm @ UMA

## Community Planner Updates

Chris Huck, Planning Director

### Fifty Years of Change in the Kennebec Valley:

The release of the 2010 census figures allows us to look back at growth and change over the decades. One such perspective is the change in the region over the past 50 years. 1960 is about the time when we started seeing substantial changes to development patterns in central Maine. Over the past 50 years, some towns have seen a decline, some have seen substantial growth, and some have not really changed all that much. Table 1, below, shows how individual population levels have changed since 1960.

One town in our region, Sidney, has more than quadrupled in size since 1960. Many towns, among them Embden, Fayette, Litchfield, Palermo, West Gardiner, and Windsor, have tripled in size. A total of 30 towns at least doubled in size over the period. A few towns, such as Randolph and Pittsfield, have remained virtually unchanged for 50 years.

Table 1: Fifty Year Population change: 1960-2010

TOWN NAME	CENSUS		50-year		WINSLOW	7794	5891	1903	32%					
	POPULATION		Change							WINTHROP	6092	3537	2555	72%
	2010	1960	#	percentage										
ALBION	2041	974	1067	110%										
AUGUSTA	19136	21680	-2544	-12%										
BELGRADE	3189	1102	2087	189%	BURNHAM	1164	755	409	54%					
BENTON	2732	1521	1211	80%	FREEDOM	719	406	313	77%					
CHELSEA	2721	1893	828	44%	PALERMO	1535	528	1007	191%					
CHINA	4328	1561	2767	177%	THORNDIKE	890	457	433	95%					
CLINTON	3486	1729	1757	102%	TROY	1030	469	561	120%					
FARMINGDALE	2956	1941	1015	52%	UNITY	2099	983	1116	114%					
FAYETTE	1140	328	812	248%										
GARDINER	5800	6897	-1097	-16%										
HALLOWELL	2381	3169	-788	-25%	ANSON	2511	2252	259	12%					
LITCHFIELD	3624	1011	2613	258%	ATHENS	1019	602	417	69%					
MANCHESTER	2580	1068	1512	142%	BINGHAM	922	1308	-386	-30%					
MONMOUTH	4104	1884	2220	118%	CAMBRIDGE	462	354	108	31%					
MT VERNON	1640	596	1044	175%	CANAAN	2275	800	1475	184%					
OAKLAND	6280	3075	3205	104%	CARATUNK	69	90	-21	-23%					
PITTSTON	2666	1311	1355	103%	CORNVILLE	1314	585	729	125%					
RANDOLPH	1772	1724	48	3%	DETROIT	852	564	288	51%					
READFIELD	2598	1029	1569	152%	EMBDEN	939	321	618	193%					
ROME	1010	367	643	175%	FAIRFIELD	6735	5829	906	16%					
SIDNEY	4208	988	3220	326%	HARMONY	939	712	227	32%					
UNITY PTL	43	53	-10	-19%	HARTLAND	1782	1447	335	23%					
VASSALBORO	4340	2446	1894	77%	JACKMAN	862	984	-122	-12%					
VIENNA	570	160	410	256%	MADISON	4855	3935	920	23%					
WATERVILLE	15722	18695	-2973	-16%	MERCER	664	272	392	144%					
WAYNE	1189	498	691	139%	MOOSE RIVER	218	205	13	6%					
W. GARDINER	3474	1144	2330	204%	MOSCOW	512	559	-47	-8%					
WINDSOR	2575	878	1697	193%	NEW PORTLAND	718	620	98	16%					

NORRIDGEWOCK	3367	1634	1733	106%	SMITHFIELD	1033	382	651	170%
PALMYRA	1986	1009	977	97%	SOLON	1053	669	384	57%
PITTSFIELD	4215	4010	205	5%	STARKS	640	306	334	109%
RIPLEY	488	317	171	54%	SOMERSET CO.	52228	39749	12479	31%
ST. ALBANS	2005	927	1078	116%	KV REGION:	181856	132497	49359	37%
SKOWHEGAN	8589	7661	928	12%					

### New Housing, 2000-2010:

The census release in March, 2011 included a count of housing units within each town. This is another important measure of local growth. KVCOG uses the increase in the number of housing units, as reported on each town's Municipal Valuation Return, to estimate population growth in the years between census counts.

Table 2 below compares the actual census count of housing units to the ten years of municipal valuation returns from each town. The first column illustrates the CHANGE in housing count between 2000 and 2010; the second column shows the number of new housing units reported on the MVR's for the same time period.

Ideally, the number of new homes reported by local assessors and the number identified by the census should be identical. For a variety of reasons, there always seems to be some level of variation. However, substantial differences between the two numbers can be a reason for concern. If the census count is substantially below the assessor's count, it could indicate that the census bureau did not find all the housing in town and therefore did not count enough people. If the census count is above the assessor's count, it could indicate that the assessor is not picking up or reporting on all of the potential valuation in the town.

The June release of additional census information will permit us to provide a more accurate picture of any discrepancies. The March release did not distinguish between types of housing.

Table 2: Comparison of Housing Counts, Census vs. Municipal: 2000-2010

TOWN NAME	Census	MVR	MANCHESTER	67	84
	Housing Count	Housing Count			
ALBION	100	81	MT VERNON	90	100
AUGUSTA	237	262	OAKLAND	191	326
BELGRADE	87	263	PITTSTON	93	87
BENTON	91	170	RANDOLPH	-16	27
CHELSEA	87	114	READFIELD	131	117
CHINA	169	231	ROME	53	130
CLINTON	134	88	SIDNEY	293	516
FARMINGDALE	57	100	UNITY PTL	3	0
FAYETTE	74	113	VASSALBORO	239	293
GARDINER	-23	190	VIENNA	37	36
HALLOWELL	48	72	WATERVILLE	152	149
LITCHFIELD	251	339	WAYNE	49	72
			W. GARDINER	253	291

WINDSOR	193	137
WINSLOW	60	268
WINTHROP	103	295
<hr/>		
BURNHAM	60	85
FREEDOM	33	38
PALERMO	132	45
THORNDIKE	51	25
TROY	49	44
UNITY	37	61

KENNEBEC CO.                    3445                    5275

TOWN NAME	Census	MVR
	Housing Count	Housing Count
ANSON	38	74
ATHENS	64	32
BINGHAM	9	13
CAMBRIDGE	4	47
CANAAN	124	179
CARATUNK	-1	2

CORNVILLE	82	98
DETROIT	9	52
EMBDEN	42	44
FAIRFIELD	207	154
HARMONY	11	31
HARTLAND	34	69
JACKMAN	73	58
MADISON	86	156
MERCER	31	29
MOOSE RIVER	14	11
MOSCOW	6	23
NEW PORTLAND	17	57
NORRIDGEWOCK	93	215
PALMYRA	41	119
PITTSFIELD	12	103
RIPLEY	35	28
ST. ALBANS	88	42
SKOWHEGAN	49	187
SMITHFIELD	79	84
OLON	61	54
STARKS	49	43

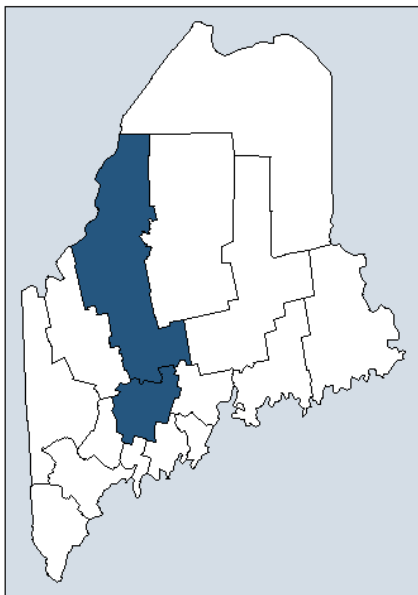
### Cell Towers, Wind Towers, Doghouses

You've just been asked by the townspeople, or a developer, or the selectmen, to draft a new ordinance or revise an existing one to regulate a new form of development. You don't have to start from scratch! This is a reminder that KVCOG has a large selection of sample ordinance language, much of which we have drafted ourselves and can easily customize to fit your town's needs. On our website, you will find:

- Model Wind Energy Facilities ordinance and Guidebook,
- Model Telecommunications Facility (cell tower) ordinance,
- Model low impact development standards,
- Model standards for parking lot design and construction,
- Model Open Space Subdivision standards

Also on the website are the state's model subdivision ordinance (written by Southern Maine Regional Planning Commission), the DEP Model Shoreland Zoning standards, and KVCOG's own guide to writing more user friendly land use ordinances. KVCOG also has sample ordinance language for implementing the Maine building code, sludge spreading, changeable message signs, access management, and virtually every other form of regulation practiced in Maine. If you need assistance with finding or designing new ordinance language, call Joel, at ext. 26, or Chris, at ext. 25.

# KVCOG



**Serving municipalities  
and businesses in  
Kennebec, Somerset,  
and Western Waldo  
Counties**

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## Member Communities Make it Happen

Member municipalities are the backbone of KVCOC. Membership fees provide matching funds for over \$200,000 of Federal and State grants; make our website, newsletter, data collection, analysis, and other vital services possible; and allow flexibility in creating new programs to respond to specific local needs.

Dedicated municipal officials serve on KVCOC's General Assembly and Executive Board, guiding policies and programs.