

# Waldoboro Coffee Klatch

May 2, 2016

Land Use, Development, & Conservation

## Route 1 (Commercial A & B)

---

### General Discussion

- Hannaford property (property owned by Hannafords on opposite side of bridge)
  - Could this be apartments?
  - Would Hannaford sell this?
- Need more foliage, trees
- More signage drawing people to the village and promoting trails
- Hannaford's expansion will improve aesthetics of Route 1

### What type of development would work?

- Offices, office park, benign development
- Landscaping – provide incentives for business along Route 1
- Using Route 1 to lead people to downtown
- Canoes (rentals, sales) Route 1
- Signs 'imagine if your business was here'
- Incubator type space, young people with startups – Route 1 or Downtown?
- Computer training classes
- Offices – realistically this might be better suited for the village
- Route 1 should be zoned so as to attract large scale ebusiness
- Incubator or office spaces located somewhere where people have scenic, Maine views
- Water & Sewer – need to extend to attract business – should extend along Rt 1 and toward the industrial park
- Develop side of Route 1 towards Damariscotta

## Downtown

---

- Need more foot traffic
- Restaurants
- Hard for businesses to stay afloat without enough businesses to generate more activity – need a collective mass so people have multiple reasons to go downtown
- Need more activity, opportunities to socialize and see people - dances
- Waldo Theater (if open) would struggle to compete with Lincoln Theatre
  - How could the theater stand apart from other nearby theaters?
  - Fiber access would make it possible to stream conferences, operate as satellite locations for things like the Camden Conference, Bioneers, etc.
- Button Factory – not worth saving? Worth saving? Ceiling may be too low to renovate
- Taction – first floor social space for dances

### How could Waldoboro promote itself?

- Scenic views
- Fiber optic cable could be a draw to Route 1 properties to establish a business base
- Arts hub
- Restaurants coordinating menus
- Public Art – 5 Masted Schooner?
  - Celebrate Waldoboro's History, hard to grasp sense of history in Waldoboro
- Should be promoting to tourists, new residents, new businesses

### School System

- Poor rating hinders growth? How to increase rating?
- Needs enthusiasm
- Keeping with the times, changing with the times
- Education has become more cookie cutter – goes against child development
- Top down, not bottom up – in Maine, it used to be the opposite
- All day kindergarten is hard for kids – tired easily, not as excited about getting to school