

**PORTLAND ECONOMIC DEVELOPMENT COMMISSION (EDC)
REGULAR MEETING MINUTES
PORTLAND LIBRARY – MARY FLOOD ROOM
265 MAIN STREET
SEPTEMBER 9, 2025**

I. CALL MEETING TO ORDER

Michael Nadolski called the meeting to order at 7:04 p.m.

II. ROLL CALL

Members Present: Michael Nadolski, Robert Petzold, Sarah Weeden

Absent: Angela Hammond, Karen Renner

Others Present: Dan Bourret

III. ACCEPT AGENDA

Add a new “Item X - Discussion on the School Project” and renumber the other items. Robert Petzold made a motion to accept the amended agenda, seconded by Sarah Weeden, all were in favor, motion carried.

IV. APPROVAL OF MINUTES: Special Meeting June 26, 2025

Sarah Weeden made a motion to approve the June 26, 2025 minutes, seconded by Robert Petzold, all were in favor, motion carried.

V. BUSINESS OF THE QUARTER AWARD: 4TH QUARTER BUSINESS AWARD

After a brief discussion regarding the nominations, the vote was taken and the winner identified for the next Quarter Business Award.

VI. BIRDON PZC APPLICATION

Birdon has been refurbishing Coast Guard cutters. Dan said they are now looking toward their next project. There is another coast guard cutter contract out there but they plan to go to the Commission for boatyard use. This wouldn't change the process too much. They won't use the glass bead machine. They will be building boats. This would be an allowed use in that zone. They have close to 100 employees and with high paying jobs. They have had a few neighbor complaints about noise. Birdon has been very cooperative in addressing them. At one point, they hired police because some drinking was going on. Noise might be the primary concern. This will be heard on September 18. A representative can attend on behalf of EDC.

A motion was made by Robert Petzold to endorse this application, seconded by Sarah Weeden, motion carried.

VII. UPDATES: BRAINERD PLACE, BROWNSTONE AVENUE BROWNFIELD, BUSINESS DEVELOPMENT PROJECTS

- Brainerd Place: Hart Jarvis is being worked on and the improvements are starting to show. The roof, windows and paint are being done now. Some complaints were received from Perry Avenue regarding Styrofoam shavings. They made sure vacuums were hooked up. Jersey Mike's will be going in shortly, as is Chipotle's and a Montessori School.
- Brownstone: A consultant has been retained. Looking to start on activities for proposal. There will be a site walk on Friday.
- An application was received for 161-168 Marlborough, two buildings, four units.
- Site work is being done for the Rt. 66 gas station. They must put a 14' retaining wall on one side.
- The Oakwood expansion is moving forward.

IX. OTHER BUSINESS INPUT/FEEDBACK

X. DISCUSSION ON SCHOOL PROJECT

A discussion ensued regarding the new school project. Concern was expressed that it has not been disclosed as to how BIS will be used if it is no longer a school.

XI. PUBLIC COMMENT

XII. ADJOURN

Sarah Weeden made a motion to adjourn the meeting, seconded by Robert Petzold, all were in favor, and the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Sharon Hoy

Sharon R. Hoy
Recording Secretary