



Route 1 North Committee

Meeting Minutes Tuesday, July 19, 2016

Arthur Batson	-	Chris Wasileski, Chair	✓	Laurie Leonard	✓
Paul Burlin	✓	Steve Woods	✓	Nathan Poore, Town Manager	✓
Nicole Favreau, Vice Chair	✓	Charlie McBrady, Council Liaison	✓	Theo Holtwijk, Director of Long Range Planning	✓

1. Bus Tour

The committee conducted a group tour of the Route 1 North study area to get a sense what the area looked like and stopped at various locations, such as the [Turnpike Spur](#) site, [Friends School](#), [Cumberland Foreside Village](#), and [TideSmart](#). After the tour, the committee met in the meeting room at the Mason-Motz Activity Center.

2. Review of Minutes

The committee approved the draft minutes of the June 28, 2016 meeting as written.

3. Chair/Vice Chair Selection

The committee unanimously elected Chris Wasileski as Chair and Nicole Favreau as Vice Chair of the committee. Other committee members were appreciative of Chris and Nicole stepping forward.

4. Meeting Schedule

The committee agreed to have a standing meeting every 3rd Monday of the month at 6:30 PM and schedule any additional meetings as needed.

5. Scope of Consultant Services

The committee discussed what the end product of its work could or should be. Paul expressed a concern that he did not know what that was, as there was unused business space at the Falmouth Shopping Center. He wondered how much business space the Town should plan for. Charlie felt that the vacant space at the Falmouth Shopping Center should be taken out of the equation and that the owners of that center will do something with that space eventually. Theo stated that the goal of the effort was to come up with a concept plan, master plan, or vision for what the Route 1 North could look like 20 or so years from now with regards to land uses, infrastructure, and environmental issues. Paul stated that that was helpful and that he agreed that the Route 1 North corridor was a very appropriate place for business growth.

Steve commented that it was important for the committee to have the overall interest of Falmouth at heart and have a big picture view. Typically, he said, committees such as the Planning Board look only at one specific issue and cannot take other aspects into account. This committee can and should look at all aspects, he felt. He added that he had his own perspective on the large vacant land parcel(s) along Route 1 North and that there was limited land available for business development and that high density

residential use may not be best use for that. He felt that the Council would be much helped if the committee gathered all the facts, including MaineDOT restrictions that may exist, what the Town of Cumberland is doing, the presence of the retail area to the south, and the connectivity that the Turnpike Spur brings, looked at the area broadly and came up with recommendations what the area should look like. He said that part of that was to think of what business will look like 20 years from now as that will be different from today.

Laurie wondered what types of businesses generate the most revenue for the Town. Nathan said that this is a complicated question, in part contingent on the presence of a Tax Increment Financing District. He explained the functioning of a TIF and the fiscal benefits that that brings. Generally, Class A office brings in the most revenue for the Town.

Nicole said that she was excited about the opportunity to have sustainable, commercial development that uses its environment to promote healthy lifestyles and physical activity. All of these aspects were a piece of the Route 1 North puzzle. Steve agreed that these elements were all connected and symbiotic. He said that 20 years from now the area will look different, and that by having a clear vision that future can be influenced. One idea he has for the area is as a “tech zone.” He felt that connectivity was a key element and that the area needed to have a balance with the other parts of the community.

Chris thought that solar farming was an option for the area as well, especially for areas that otherwise may not be useable. He could see the Town or other parties working in collaboration with businesses to accomplish that. One example site might be the roofs of the self storage facility.

Theo mentioned that Peter Kennedy, who owns a 50-acre tract on the west side of Route 1 North, had recently met with the Town Manager to discuss possible residential development of his property. That use requires a zoning amendment. The Community Development Committee (CDC) typically reviews such requests before they go to the Council, but had stated that since there was a Route 1 North committee, Mr. Kennedy should first meet with that committee. The committee discussed when to do that and decided that it first wanted to have a meeting to discuss its own ideas more.

Charlie said that he thought the tour was very helpful and that the committee needed a chance to talk freely about what it felt was important for the area. He added that it may be helpful for the committee to become familiar with the new bicycle and pedestrian plan for Falmouth. Theo will send a link of that to the committee and will get back to Mr. Kennedy.

The committee thought it was OK for staff to take the discussion comments to date and begin drafting a scope of services for consulting work that could be reviewed at the next meeting. Staff will also include a draft schedule for that work. Once the Request for Proposals (RFP) is finalized and proposals are received, staff and the committee or committee representatives can review the proposals and conduct any interviews as necessary. That approach sounded good with the committee.

6. Next Meeting

The group agreed to meet again on August 15 at 6:30 PM.

The meeting was adjourned by 8:13 PM.

Draft minutes by Theo Holtwijk, July 20, 2016