



Route 1 North Committee

Meeting Minutes

Wednesday, January 11, 2017

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	✓
Dava Davin	✓	David Woodward, VHB	✓		

Others attending the meeting: Geoffrey Morrison-Logan, Craig Seymour, Steve Thomas

Chris opened the meeting at 6:30 PM.

1. Review of Draft Minutes of December 19, 2016 Meeting

The minutes of the December 19, 2016 meeting were unanimously approved as written.

2. Review of Consultant Work to Date

David gave a PowerPoint review of VHB's work to date. Art was interested to know if there was sufficient sewer capacity along Route 1. Steve suggested adding natural gas and fiber optics information to the inventory. David stated that there is a 4 inch sewer section that may be potentially limiting in the future. There was a clarification on the shoreland zoning depicted. In some zones the setback is less than the zone boundary. In the resource protection zone the zone boundary is the same as the setback boundary. David reported that Metro had stated that there is 1 person per day who rides the bus in this section of Route 1.

Craig gave a review of his market analysis. He stated that Falmouth is considered to be a small market. He noted that existing office rents are \$12-15/sf, but that \$17-19/sf would be needed to justify new office construction. Craig felt that the businesses on Route 1 North have intentionally chosen to locate there for reasons perhaps other than economic. He recommended that it would be helpful for the Town to be well versed in what can realistically happen on each of the undeveloped sites, and to do what it can to make the corridor look good, including the provision of amenities for employees there. Steve added that he saw the three 50-acre vacant parcels as 25-acre parcels due to site limitations. He felt the market should be created. Theo noted that there were various owner-occupied users and wondered if that market could be cultivated more. Craig felt that may be potential for medical offices. He did not think the area was great for retail. There may be retrofit opportunity for small shops. He saw housing as a positive to help mix uses up. Steve felt it was important to make the development process easier. Geoffrey added that residential development can help to leverage commercial development. David showed a map that indicated various opportunities along Route 1 North. Craig felt that the Turnpike Spur project was really important to help set the tone for Route 1 North. Paul stated that it was important for the committee to have a conversation about that site, and that he was not happy that this could not be done as that project was in the hands of the Town Council. Theo stated that he is keeping

his eye on that project and will involve the committee as soon as that makes sense. David suggested that the entire area could be labeled “Brookside” to give it an identity. Nicole asked about the Town land acquisition that David had suggested near the Cumberland border. David pointed out there was some unbuildable land that could serve as a gateway feature. Regarding the former Suckforth property, Steve suggested that perhaps access to Northbrook Drive could be secured, potentially paid by the Town. He said that trades could be made to encourage the development the Town desired.

3. Update on Route 1 Complete Street Project

Theo reviewed the TY Lin plans for Route 1 North that included improvements for the Johnson Road intersection, two options for Route 1 (2 lanes versus 3 lanes), and options for a shared use path and/or sidewalk. Steve wondered if the proposed improvements would affect private property as the ROW limits were not shown. Theo will check on that. It was recognized that realizing a middle vehicular lane may require trade offs on bicycle and pedestrian improvements. Chris felt that whatever is done the Town should aim for a quality shared use path as that would encourage more use.

4. Other Business

There was no other business.

5. Next Meeting

The committee’s next meetings are the two public forums on January 25. After that the committee will reconvene on February 6.

The meeting was adjourned at 8:23 PM.

Draft minutes by Theo Holtwijk, February 1, 2017