

Route 1 North Committee Minutes – April 6, 2017

The meeting was called to order by Chair Wasileski at 7:05 pm.

Roll Call

Members present were: Laurie Leonard, Steve Thomas, Chris Wasileski, Steve Woods, David Woodward (VHB).

Others attending the meeting: Amy Lamontagne, Peter Kennedy, Stephen Mohr

Item 1 – Review of Draft Minutes of March 6, 2017 Meeting

Chris explained that no quorum was present and therefore, the minutes could not get approved. The next meeting agenda will include March 6 and April 6 minutes.

Item 2 – Review of Draft Recommendations

Stephen Thomas opened the discussion about the Route 1 Vision Plan. Based on discussion at past meetings, it appears that the west side of town is more suited to technology and the east side of town is more suited to residential. Route 1 is the only non-residential piece of land on the east side.

David Woodward asked the group to be more decisive with their recommendations. The memo contains many ideas and it is time to start making decisions. The conversation started with the topic of residential development.

Committee members and consultants offered the following input:

(Steve Woods) – It felt like the consensus of the committee that the west side of Route 1 would be committed to business development while the east side of Route 1 would be the downtown area. I would support the recommendations written in the memo.

(Chris Wasileski) – I think there is some confusion about the Route 1 boundary line – is it the Spur upward? We need to weave/define the Route 1 district.

(Stephen Thomas) – Because Cumberland chose to put residential on Route 1, it does not mean that Falmouth must do it.

(Laurie Leonard) – Why are we trying to interfere with the market? If someone wants to build, let them build within reason. Let market forces determine what gets built.

(Stephen Thomas) – If you put residential there and it does not do well, then what? Success = closer to the core to make downtown accessible and better serve people in the area.

(Steve Woods) – Explains zoning and says the purpose is to establish parameters of development. He explained to other committee members the need to rezone for residential development.

(Chris Wasileski) – If there was residential on Route 1, there would be no road frontage. The area would be a contract zone or overlay.

(Steve Woods) – The purview of this committee is to recommend our vision/mandate. What is the best use for today, tomorrow, and beyond?

The discussion continued with the recommendations for Retail and Service Establishments.

(Chris Wasileski) – Would drive thrus be permitted? He suggested Panera or a local drive thru (i.e. smaller size that would benefit local customers). He wondered where office workers on Route 1 North go to lunch? He sees more demand for retail vs. residential.

(Stephen Thomas) – Is Grocery an option? What do you think of that recommendation? Should that type of business get pushed toward the interchange?

(Chris Wasileski) – Should we strike grocery or keep as is?

(Stephen Thomas) – Let's talk about Assisted Living. Isn't that the same as residential? He discussed Bay Square in Yarmouth and its walkability factor.

(Steve Woods) – When we started the Route 1 North process, I thought the emphasis was on Economic Development. The first four recommendations in the memo (all residential) do not reflect that goal. In my opinion, the focus should be economic. Perhaps not everyone agrees?

The group continued the economic discussion and turned to senior housing.

(Chris Wasileski) – I am reluctant to weigh in on senior housing because of my conflict with OceanView.

The group decided to continue this discussion and seek more feedback about this recommendation at the next meeting.

(Chris Wasileski) – I would like David to make edits to the existing document and continue the process via e-mail so the group can vote at the next meeting.

Item 3 – Discussion of Next Public Forum

(David Woodward) – Described the event on April 25 at 7:00 pm. He explained that the format will differ compared to the January Public Forums. There will be no breakout groups – just a presentation that will lead straight to input. VHB will present and Chris will fill in as needed. Everyone will work with Theo when he returns.

(Steve Woods) – We need a quorum and another meeting. Theo has a placeholder for April 19 and it appears we need to use it.

Everyone agreed that the next meeting would be held on April 19 at 6:30 pm. Chris will reach out to committee members to stress the need for attendance and involvement before the public forum. At that meeting, they will also discuss the marketing plan for April 25.

Item 4 – Other Business

Stephen Mohr presented a Master Plan for Peter Kennedy's property located on Route 1 North (bordering the turnpike and the Cumberland town line). The plan (currently before the Planning Board), would include commercial buildings, including one warehouse space that could be inhabited first. Although Peter would like to put residential on this property, he understands that the town is looking for other uses. The committee reviewed the plan and Chris Wasileski inquired about the road grade leading into the development. According to Stephen, the grade is 12% and the plan is designed to work around permitted uses. Steve Woods had questions about the Johnson Road intersection and said the plan was interesting and closer to what he expects to see on Route 1.

Item 5 – Next Meeting

The next meeting is April 19 at 6:30 pm.

Chris adjourned the meeting at 8:25 pm.

Draft minutes prepared by Amy Lamontagne