



Route 1 North Committee

Meeting Minutes Tuesday, June 12, 2017

Arthur Batson	✓	Laurie Leonard	✓	Nathan Poore, Town Manager	✓
Paul Burlin	✓	Steve Woods	-	Theo Holtwijk, Director of Long Range Planning	✓
Nicole Favreau, Vice Chair	✓	Jay Trickett	✓	Andrew Clark, staff	✓
Dava Davin	-	Charlie McBrady, Council Liaison	-		
Chris Wasileski, Chair	✓	David Woodward, VHB	✓		

Others attending the meeting: Peter Kennedy

Theo opened the meeting at 6:30 PM.

1. Review of Draft Minutes of May 15, 2017 Meeting

The minutes of the May 15, 2017 meeting were approved as written.

2. Review Draft Final Committee Report and Staff Recommendation

Theo presented the meeting packet, consisting of a staff memo with recommendations on project costs and financing, a letter from Peter Kennedy received June 12, and the revised draft of the *Route 1 North Vision Plan*.

Theo pointed out key revisions to the draft report:

- Added: A section on existing utilities in the study area;
- Added: A section highlighting the coordination with a concurrent PACTS-funded study for Complete Streets opportunities along the Route 1 corridor through Falmouth, Cumberland, and Yarmouth;
- Added: A section describing the approximate net buildable area maps;
- Updated: Land use recommendations #6 and #7 reflecting the minority opinion of the committee.

Paul's vote was not included as he was not at the May 15 meeting. He wanted to be represented in the report as agreeing with the majority opinion. The committee agreed to update the report to reflect Paul's position.

Laurie asked for clarification on recommendation #7. Theo said that it will allow for secondary restaurant and retail uses in association with a primary technology or business use. He reminded the committee that this is concept language, rather than formal ordinance language.

Theo pointed out a new recommendation #5, which would allow cultural and recreational uses as conditional uses. Staff saw an opportunity to add this recommendation since it was a recommendation from the Economic Improvement Committee's 2015 Economic Development Strategy plan. Both Theo and Nathan noted that it had been added without input from the committee, and could be removed if the committee was not comfortable

with its inclusion. The committee agreed that recommendation #5 was best removed given the fact that it may have other implications which it did not want to consider on such short notice.

The final revision to the report was an estimate of costs of the various components of the project. Nicole asked for clarification on the items marked as "information pending". David said VHB is looking into final cost estimates for the following:

- The shared use path crossing Mill Creek. The 74 year-old culvert in that location may or may not need to be replaced.
- The sidewalk along Johnson Rd. David estimates installation at the railroad crossing to be \$95,000. Future I-295 bridge work by MaineDOT may be an opportunity to address a sidewalk in that location.

David estimates having final estimates by the end of this week.

Theo presented a memo regarding the project's cost estimate and staff recommendations. The \$8.9 million total was brought down by staff to \$5.9 million with reductions to METRO bus stop improvements, gateway improvements, and Norton Brook restoration improvements. Staff also recommends not funding the Johnson Rd improvements, reserving them for a later phase. Theo said that with TIF funds projected to be \$6.1 million in 2029, funding would be tight, especially with unknown costs.

Jay asked about the Council's expectations regarding to funding. Nathan expects that the Council will want to fund this project through TIF to the extent possible, though other sources of funding can also be pursued.

Jay wondered whether the staff's proposed cost estimates impacted the committee's vision. Theo reported that two committee members who were not present, Steve Woods and Dava Davin, were in support of the staff recommendations. Paul noted that safety improvements at the Johnson Rd intersection remained a priority. Nicole further noted that bicycle and pedestrian infrastructure along Route 1 were unaffected. Nathan suggested that if the committee supported staff recommendations, a letter from the committee to the Council be drafted to that effect, outlining a preliminary path to implementation. The committee agreed with that approach.

Nathan summarized the next steps. Staff will draft a cover letter from the committee to the Council with final recommendations. The consultant will provide a final estimate of the Mill Creek crossing. VHB will make changes to the language in the draft report pursuant to the evening's discussions.

A motion to accept the *Route 1 North Vision Plan*, as amended, passed unanimously. The plan will be presented at the July 10 Council meeting.

3. Other Business

Mr. Kennedy told the committee that he was encouraged by its work and felt informed.

4. Next Meeting

No next meeting was scheduled.

The meeting was adjourned at 7:50 PM.

Draft minutes prepared by Andrew Clark on June 13, 2017.