



# Route 100 Committee

## Wednesday, December 3, 2014

### Minutes

#### Committee/Staff Attendance:

Name	Present	Name	Present	Name	Present
Sarah Boudreau	√	Chuck Gerry	-	Dave Libby	-
Joe Cooper	-	Rebecca Grover	-	Joe McDonnell	√
Andrea Ferrante	√	Lori Legere	√	Steve Melchiskey	-
Charlie McBrady, Council Liaison	√	Anne Theriault, FEIC Liaison	√	Jim Thibodeau, LPAC Liaison	-
Theo Holtwijk, Staff	√				

**Others present:** Tom Farmer, Todd Kelly, Nathan Poore

Andrea called the meeting to order at 6:00 PM.

#### 1. Review of Draft Minutes of November 19 meeting

Review of the draft minutes of November 19 was deferred as there was no quorum.

#### 2. Review Project Schedule

The committee reviewed the schedule of work through April 22. The sense was the January work may require more time. The schedule will be updated as needed as the work progresses.

#### 3. Committee membership

Andrea reported that Dave Libby had resigned from the committee. It will be up to the Council to appoint a replacement. Two other members have not been able to make many meetings and Andrea and Theo will check in with them.

#### 4. Review of Currently Allowed Uses Along Route 100

Theo reviewed various handouts he had prepared and described the range of use that is allowed along each section of Route 100. In addition to the four zoning districts, there is a corridor overlay district and various shoreland zoning districts (for properties adjacent to streams in the area). Restrictions in the overlay districts override the requirements of the underlying districts.

Theo flagged various zoning questions that the committee may decide to look into further. These could include:

- Align/clarify permitted uses in each district (address inconsistencies; look at where/how to allow retail)?
- What is vision for VMU portion between Leighton and Mountain Roads?
- Fix VMU boundary to follow property lines (instead of 1,000 from road centerline)?
- Align zoning along Leighton Road (zoning there is currently split between WFCMPD and VMU)?
- Treat MUC south of river differently than MUC north of river?

- Include max. retail footprint (similar to VC-1) as there is currently is no limit?
- Delete Corridor Overlay zone and incorporate in the districts as needed?
- Incorporate design standards in other zoning districts besides WFCMPD?

Tom reviewed a draft map of the area that highlighted land in each of the district that could potentially be developed in the future. The map also showed existing trails in the area.

Tom also distributed a working map that showed the development of lots in the last 10 or so years. This map showed the boundaries of the designated commercial and residential growth areas. Theo noted that these were important guides and that the committee should address if the red area should, or should not, be extended north to the CMP power line crossing with Route 100 as that area is currently zoned Village Mixed Use. Tom also reviewed a memo that described the scope of the 2009 MDOT improvement plans for Route 100 from Leighton Road to the Libby Bridge. He noted that the costs for that work in 2009 were estimated at \$3.9 MM.

The committee discussed the materials. Andrea felt that commercial growth could be encouraged by making things easier on developers in certain areas, such as MUC. She also felt that the committee could take a close look at VMU and clean it up to address some of the problems the planning and zoning departments run into regularly that discourage people from expansion or development in the growth areas.

Nathan explained the maintenance costs of roads in various states of disrepair. It makes financial sense to keep reasonably good roads in good repair as the per mile cost of fixing a road goes up sharply if it falls below a certain level of disrepair. He also encouraged the committee to think in use categories and not specific uses. For example, “residential uses” versus single family, duplex, condos, etc. He said that perhaps the committee may be more concerned about form and design and less with the actual use of a property.

Andrea said it makes sense to locate new development close to the road if businesses, such as farm stands, are encouraged north of Smith Farm. Lori noted that traffic goes fast, but does get slowed down by turning traffic, such as when she turns onto Hadlock Road. She felt that this, perhaps, would help to allow businesses along certain stretches of 100 further north.

Anne added that walkability was a factor, and that currently there is no place to walk along Route 100. She mentioned this was also brought up by other realtors at a recent town meeting. Charlie saw three different areas along Route 100 and said there was an opportunity to dictate what development in the Village Mixed Use district looks like. He felt that a sidewalk to Mountain Road was a good idea, but did not know if it should be extended beyond that. Andrea thought that at least a bike lane was necessary beyond mountain. Sarah brought up the need to be flexible with housing uses. If someone wanted to put an apartment in an existing barn, they should be able to do so. Currently the process is difficult and requires too much from people.

Several committee members wanted more time to discuss and work through all the information that was presented. The committee decided to add some time to next meeting agenda in the hopes that committee members come prepared before the meeting with their land use/zoning questions.

The committee discussed attendance at committee meetings and got feedback about a number of committee members.

#### **5. Public Comment**

Tom Kelly explained why water service was limited in the area as beyond a certain point a pump station is required. He also commented on the limited traffic sight lines at the former Wasson's Grove property. He felt that a sidewalk and/or extended shoulder should be installed north to Hurricane Road.

#### **6. Next Steps**

The consultants will produce two draft reports, one on infrastructure and one of traffic, which will be reviewed at the next meeting.

#### **7. Next Meeting**

Next meeting is December 17, 2014 at 6:00 PM.

The meeting was adjourned at 7:52 PM.

Draft minutes prepared by Theo Holtwijk, December 9, 2014