COMMUNITY DEVELOPMENT COMMITTEE

Meeting Minutes
Tuesday, October 25, 2016

CDC Members: Claudia King, Chair; Caleb Hemphill; Ned Kitchel
Staff: Nathan Poore, Theo Holtwijk, Jay Reynolds
Others: Councilor Andrea Ferrante, David Chase

Claudia started the meeting at 8:32 AM.

1. **Review of Minutes**

The draft minutes of August 30 and September 13, 2016 were unanimously approved as written.

2. **Route 1 South Project Improvement Area**

Nathan explained that the project had a remaining balance of about $320,000. He recalled how the original low bid was about $1M over the budget and how various project cuts had to be made. Thanks to a tight control on the spending of the contingency funds, a surplus was realized. This surplus provided an opportunity to consider reinstating some of the improvements that had been cut earlier.

Nathan reviewed a chart that detailed which improvements had been cut and why certain ones were not being recommended to be completed by staff. He suggested that the best option may to place the remaining wires that go across Route 1 in the most southerly section and which serve 6 or so businesses underground. The main overhead service line would remain on the east side of Route 1 along Pine Grove. He noted that the chart reflected cost savings realized in 2014 as part of the total construction project. He expected the construction costs to be a lot higher, but was hopefully it could be realized for $320,000 as the conduits across Route 1 had already been installed.

Claudia commented that at construction time the merchants in that stretch had expected to be included in the underground power improvements. Nathan stated that the underground service is proposed to go to each building. Regarding the other projects that staff had recommended to reinstate, Nathan suggested including them in the Route 1 South TIF development plan. The action he suggested be taken at some point would be to roll the $320K surplus in the TIF fund and adopt a capital and TIF plan that included the projects that the Council wanted to see reinstated.

Claudia asked some questions about he proposed stormwater quality work that would be included in the TIF plan. Caleb wanted to know if there were any other expectations for any of the other project elements. Nathan said that there were no other competing demands for the funds other than finishing the underground electric project.

Claudia felt that that direction made sense. Nathan stated that he felt the Fundy Road sidewalk would be a high priority for him along with street light improvements on that road. Ned inquired about the cost figures on the chart. The committee wanted to know if there were any bicycle racks being installed on Route 1 as part of the separate PACTS project. Jay replied that a rack had just been installed at the bus shelter on Clearwater Drive.

Nathan thanked the committee for its direction on the Route 1 remaining projects item.

3. **Route 100 corridor project area**

Nathan gave a history of this project. The project had been a topic of conversation for the Council for a long time, but the Council was never ready for it due to other project priorities. The item was included in the Council's work plan 6 or 7 years ago, but the Council did not get to it. Then there was a realization that it could no longer be put off. A committee was formed, a vision plan created, and the voters approved project expenditures last June. The vision report included various zoning suggestions, such as mixed use, allowance of a hotel south of Leighton Road, and continuing the Village Mixed Use district (VMU) as a smaller version of the Village Center 1 district with buildings close to the road and parking to the side and rear. The zoning recommendations were intended to be brought back to the CDC. Nathan referenced the graphic in the vision report which showed buildings close to the street and "future development" in the rea. He felt that that could be higher density residential use.

Recently, Nathan said, some of the property owners had been brought together to consider joint driveway access near Harmon's Lunch. This prompted by a development plan that had been put forth by Dr Hothem. There was an opportunity for the Town to be partner in making an access management improvement there as part of the construction pans for Route 100. This is similar to what the Town did along Route 1 South.

Now faced with the Hothem/Chase development proposal, the question before the Town is: is there an opportunity to further the master plan for the Route 100 area. Nathan gave some examples of that such as creating interconnectivity between parcels. He understood that that would with questions as who would build or pay for such improvements. Thinking more about the master plan opportunities may help the CDC in figuring out the VMU zoning. The zoning/development decisions for the Town seem to be at cross roads.

Nathan and Theo explained the thinking behind doing some master planning with the area's property owners. It could create a street parallel with Route 100 and relieve some traffic congestion, much like what was done on Route 1. Perhaps the Town could help to realize the last keg of that. This could perhaps be funded through new TIOF development proceeds.

Claudia felt it was useful to consider collateral circulation and create a more livable community. Andrea noted that a right of way in the area is already shared by her and David Chase. Nathan commented that the Town could help to develop the neighborhood the Town wants to see there.

David Chase said he was very interested in the concepts that were being talked about. He wondered of there was an opportunity to rebuild Harmon's and have it face the shared entrance. He noted that having some other smaller parcels (such as the one by McIntosh) share in that entrance made sense. He was interested t update some of the frontage development along Route 100. He felt that the content of the graphic that was contained in the Route 100 vision report was perfect.

Andrea stated that she could see smaller businesses, such as Sweet's office, along Route 100, and that the current 150 feet frontage requirement does not fit that. She thought that that had created a number of non-conforming properties along Route 100. She felt that the Route 100 frontage was a great area for mixed-sized businesses.

Claudia agreed that this was a great opportunity. She wondered how different it would be from Route 1. Nathan replied that traffic speed is quite different on Route 100. Lane width adjustments and other improvements may provide for some traffic calming.

Ned stated that he was all for it. He felt the improvements were a long time coming. Not doing it this way would be otherwise a lost opportunity.

Claudia asked if turning lanes would be considered. Theo pointed out that turning lanes were already included at the major intersections and had been added by the Town's engineer for the new joint access road at Harmon's. He hoped that the available funding would allow these various related projects to be realized.

Nathan stated that the Harmon's access could be a separate project as well.

Claudia stated that additional players would allow for more creativity and an economy of scale. As Route 100 will be a more heavily traveled road in the future, she noted, creating collateral circulation would be important.

Nathan spoke of traditional downtowns where traffic speed by design is slow. Right now the Route 100 area is not perceived as a downtown and people expect to travel at higher speeds. Large development projects will require traffic movement permits from MaineDOT which may come with additional traffic improvement requirements. Claudia said that access management was key in this area.

David Chase spoke regarding the timing of his project. He said he is ready to go and was afraid of a committee that would take 1 ½ years to figure things out as a lot can change during such a period. He hoped to be able to get a direction in 3-4 months time.

Nathan stated that the contract zoning that was new would take about 15-18 weeks and would require David to work with the CDC. He suggested a parallel course where David would pursue contract zoning for the 40 acre parcel, and where the Town would work on zoning amendments for the entire VMU zone. He said that the latter project could take advantage of the work that had already been done and that 2 or 3 CDC meetings may be sufficient to accomplish that. Nathan suggested that he and Theo lead the VMU effort with help of the Town Attorney and Amanda's office. He said that he hoped VMU amendments could be completed by May 2017.

David Chase stated that he was wide open to the ideas and process that had been discussed today. He believed in interconnectivity. His project was specifically a residential project and he was looking to reduce frontage requirements to 50 feet and to adjust square footage lot requirements. That would allow him to get started with the Planning board permit process.

Claudia recognized that the zoning amendments influenced the project and vice versa. David said that made sense. Nathan mentioned that master planning the area would affect that as well.

Claudia noted a third option, that of spot zoning, but she did not recommend going in that direction. Andrea suggested tackling the frontage requirements first.

Nathan said that ad sufficient guidance and that he suggested that staff do its homework and that he would not expect to check in with CDC much until that work was done.

Andrea commented that the Route 100 committee had not spend a lot of time on zoning considerations, but had focused mostly on road improvements. Nathan stated that the zoning suggestions in the vision report had provided good guidance.

David Chase noted that he intended to build his project in a phased manner, where phase 1 would come off Mountain Road, and maybe connect with Route 100 and would contain about 30 or so lots. He expected that it would take about 2 ½ years to complete the project if he started today. Claudia asked if the units would be all single family. David said that his Cumberland project contained a mix of single family and apartments. He would be happy to include apartments if that was what the Town wanted him to do. He added that he wanted not to fight with anybody about his project and just wanted to do a good project. He noted that there redevelopment opportunities for users such as lawyers and accountants in multi-story buildings where there might be residential use above.

Nathan sated that he felt that the Route 100 zoning direction did not need to be reviewed by the full Council, but that he wanted to bring the financial appropriation request for the neighborhood charrette planning effort to the Council. He expected it would be around $10K. He envisioned that initially work would be done with the area's property owners and that would then be expanded to a public process.

Claudia requested a schedule for the various components of work. Theo noted that there would three parallel projects: David's contract zone work, the Town's VMU zoning work, and the Town's neighborhood master plan work.

The committee agreed this was a good summary and direction.

4. **LPAC reports on Street Standards and Resource Conservation Zoning Overlay District**

Theo gave a brief review the two reports that had been recently completed by LPAC and answered the committee's questions. The Committee agreed to meet jointly with LPAC at LPAC's meeting on November 10.

5. **Next meeting**

The committee intended to meet again on November 1 and Claudia will check with Amanda to see if that is possible. The next meeting would be on November 10 with LPAC. The next meeting regarding Route 100 will be scheduled at a later date.

The meeting was adjourned at 10:40 AM.

Draft Minutes prepared by Theo Holtwijk
October 28, 2016