



Route 100 Committee

Wednesday, February 25, 2015

Minutes

Committee/Staff Attendance:

Name	Present	Name	Present	Name	Present
Sarah Boudreau	√	Eydie Pryzant	√	Joe McDonnell	√
Joe Cooper	-	Rebecca Grover	√	Steve Melchiskey	√
Andrea Ferrante	-	Lori Legere	√	Jim Thibodeau, LPAC Liaison	√
Charlie McBrady, Council Liaison	√	Anne Theriault, FEIC Liaison	-		
Theo Holtwijk, Staff	√	Nathan Poore, staff	√	Tom Farmer, Wright-Pierce	√

Others present: Tyler Torrey

The meeting was started at 6:04 PM.

1. Review Draft Improvement Options Chart

Theo presented an updated cost estimate chart. Overall cost was reduced as in the previous chart various items had been double counted. As the cost of the project was still significant, Theo had requested that the consultants place recommended High, Medium, and Low priorities on each of the items. A total for the High Priority items was developed. Theo also handed out a list of Medium and Low Priority projects, and a list of projects that will be done by others and the recommendations pertaining to zoning amendments.

Eydie asked who would pay for the improvements. Steve asked how much other Town projects had cost to get a comparative sense. He also asked if an analysis had been made of expected tax revenues compared to project expenses. Theo and Nathan explained that the committee should stay focused on what vision it has for the area and that a proposed financing plan will be crafted to fit that. Use of Tax Increment Financing funding is anticipated and in the case of Route 1 South, a projection was made of future tax revenues that would offset repayment of the bond for the current construction work through 2030. Nathan said it was important to learn what the committee sees as the core of the project. He added that the Town wants to break even on projects like this, but does not necessarily make money on them. He made it clear that the initial estimate of \$16M was not feasible.

The group then reviewed each of the improvement components to get an understanding of their cost and if it would be in the High Priority category or not.

Jim suggested that all of item 2.C should be High Priority. The capacity enhancements at Portland North Business Park were discussed. Steve asked how these would help to further the vision of the committee. It was suggested that these could happen when new development for that site is proposed. Nathan suggested that if there was significant new investment that would

generate additional tax revenue, the Town may revise its TIF and assist in the construction of required capacity enhancements. The group agreed to keep it as Medium Priority.

Item 3.C was discussed. Steve asked if there was federal bike lane funding available. Nathan stated no. There was agreement to try and cut the \$1.8M cost back. Eydie stated that bike lanes were important and that the draft cost of \$11.2M for a 6 mile stretch was reasonable.

There was a discussion on item 4.C, the Mountain Road sidewalk. Steve felt that this could be omitted as it serves few homes and does not connect to a business area.

After going through the list once, the group circled back and made the following, specific adjustments to the chart:

Item 3.C: Paved shoulders will go Hurricane Road and not Cumberland line. Cost savings may be \$700,000.

Item 2.C: The group agreed to add all of item 2.C (Leighton Road intersection) and add \$250,000.

Item 2.G: The group discussed how the Police Department radar board is used. Some wondered if the addition of paved shoulders would cause traffic speeds to increase. There was a request to learn more what specific traffic calming measures could be proposed. The group agreed to keep \$40,000 for this item.

Item 6.B: Jim suggested that the design for this sewer extension include a stub for a future connection from Marston Street. No cost adjustment was made for that.

Item 4.C: The group agreed to take the Mountain Road sidewalk off the High Priority list and save \$112,000.

Item 15.A: The group asked what the \$250,000 placeholder represented. It agreed to add this item to the High Priority list, but cut its cost back to \$25,000 for some modest improvements.

Theo and consultants will update the spreadsheet.

Nathan handed out a conceptual Capital Investment Funding Scenario that noted various potential funding sources. Potential outside sources are all pending confirmation and amounts are speculative. He noted that the use of TIF funds would involve a TIF extension, Town-wide vote and interest expenses. He also presented a possible implementation schedule that showed that construction could start in summer 2017.

Next, the group reviewed the project schedule. Theo recommended to slip the schedule with one meeting and aim for Public Forum #2 on April 8 as there was more discussion needed on land use and on how to get best organized for the Forum. The group agreed with that.

2. Review of Draft Minutes of February 11, 2015 meeting

The draft minutes of the February 11, 2015 meeting were approved as written.

3. Other Business

There was discussion of the CDC/LPAC meeting that was scheduled for 2/26. Theo said that that focused on residential growth and that the concept recommendations by CDC/LPAC did not conflict with the direction of Route 100 committee. Nathan and Theo are alert of the work by all committees to make sure they are aware of overlapping and/or conflicting recommendations. Nathan said that the Route 100 was right on track. Charlie concurred with that and praised the committee for functioning so well.

4. Next Steps

The options chart and cost estimates will be updated as needed. Theo will prepare a chart with land use considerations for discussion at the next meeting.

5. Next Meeting

The next meeting is March 11, 2015 at 6:00 PM.

The meeting was adjourned at 8:05 PM.

Draft minutes prepared by Theo Holtwijk, February 26, 2015