



# Route 100 Committee

Wednesday, March 11, 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	-	Jon Edgerton, Wright-Pierce	√
Theo Holtwijk, Staff	√	Nathan Poore, staff	-	Tom Farmer, Wright-Pierce	√

**Others present:** Tyler Torrey

The meeting was started at 6:00 PM.

### 1. Review of Draft Minutes of February 25, 2015 meeting

The draft minutes of the February 25, 2015 meeting were tabled as there was no quorum.

### 2. Review Revised Draft Improvements Chart

Tom reviewed the draft Vision chart and the changes that had been made. Some items may need to be scaled back as they are quite expensive, such as item 6B pedestrian-scale lighting.

Tom explained item 2A of the Future Improvements. Reducing shoulder width is estimated to cost \$83,500. But \$40K in repaving costs may be saved by MDOT for its project listed under 1 in the category of Improvements by Others.

Tom also explained the traffic calming example he saw in Vermont. Three of such improvements have been included in the budget with locations TBD. The committee felt that they may make most sense at a specific functional locational, such as the Cross Falmouth trail crossing.

Sarah reviewed the memo she prepared regarding the Conservation Commission's proposal to deal with invasive plants along Route 100. The committee agreed to include the requested \$10K in the Vision proposal.

Tom mentioned that he received a copy of the 2009 DOT project cost estimate and it looked like various items had not been included. This could increase the cost of that work from \$4.3M to \$6.0 or \$6.5M. Jon said that in 1 or 2 days they would be able to provide the committee with a cost estimate that they could support.

The committee discussed a suggestion from Eydie to include Future item 3B – a sidewalk on Mountain Road to Brook Road – in the Vision proposal. Eydie said that if the Town is encouraging more residential growth in that area, safe walking should accompany that. Theo

mentioned that the rezoning was a proposal at this time and that not many additional units were anticipated in the Mountain Road area. Sarah felt that she first wanted to see how the pedestrian-friendly the intersection changes at Mountain Road and Route 100 were going to be. The committee agreed to keep this on the Future list.

### 3. Review Land Use Considerations

The committee reviewed the 13 land use ideas that Theo had assembled.

	Land Use Ideas	Zoning District	From	To
1	Fix zoning boundary to follow property lines	VMU	Mountain/ Falmouth Road	CMP Power Line
2	Expand allowed uses in existing structures (studio, art gallery, event space, residential use, etc.)	F		
3	50,000 sf footprint limit on single-use retail; no limit on multi-tenant retail buildings			
4	Allow stand alone retail up to 5,000 sf	MUC		
5	Allow stand alone retail up to 5,000 sf	VMU	Leighton Road	Mountain/ Falmouth Road
6	Allow hotels	MUC/ WFCMPD		
7	Allow car wash			
8	Set maximum size for retail , restaurants, gym/YMCA?			
9	Encourage mixed uses, but don't have max. percentages			
10	Increase residential density up to 10 units/acre			
11	Provide flexibility in applying design guidelines to existing structures			
12	Allow contemporary design in design guidelines			
13	Delete Corridor Overlay zone and incorporate in the districts as needed. Keep design guidelines for sections 1, 2, and 3			

The committee's thoughts were as follows:

- On idea #3 the committee was not sure how strong it felt about this, but ultimately wanted to apply the 50K sf limit to single as well as multi-tenant buildings.
- On idea #6 the committee felt this should come with a maximum size standard.
- The committee was not in favor of idea #7.
- On idea #9, the committee felt that the percentage standard should be maintained in the Farm and Forest district.
- On idea #10, the committee did not change the residential density in VMU district.
- The committee was not in favor of idea #12.

For the next meeting, Theo will develop a clean-up version of the list and make a map suggestion for idea #1.

#### 4. Discuss Plans for Public Forum #2

The committee agreed that the forum should consist of a brief illustrated presentation followed by a plenary discussion. The presentation should include a discussion where the committee got its ideas from (such as first forum, neighborhood discussions, etc.). The committee liked the idea of including a before and after sketch, but wanted to make sure that property owners that had property in the view would not be upset with any suggested hypothetical changes.

The committee agreed to modify the schedule to allow for enough time to prepare for Forum #2. The new schedule is as follows:

Date	Topic
25-Mar	Review updated cost estimate Finalize draft land use recommendations
8-Apr	Finalize Public Forum #2 logistics
15-Apr	Hold Public Forum #2
29-Apr	Review feedback from Public Forum #2  Determine preferred Vision
13-May	Review implementation steps and financing plan
27-May	Review Draft #1 Vision Report
10-Jun	Review Final Draft Vision Report

Eydie brought up two more land use ideas: one was the emphasis on vehicular connectivity between parcels on Route 100, and the other was to set maximum front setbacks for new buildings, so the parking would be to the side and rear of buildings. The committee liked those ideas and Theo will include them on the list.

#### 5. Other Business

There was no other business.

#### 6. Next Steps

As next steps the cost estimate will be finalized and the land use list will be updated.

**7. Next Meeting**

The next meeting is March 25, 2015 at 6:00 PM.

The meeting was adjourned at 7:50 PM.

Draft minutes prepared by Theo Holtwijk, March 16, 2015