



# Route 100 Committee

Wednesday, March 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	-	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 and March 11, 2015 meetings

The draft minutes of the February 25 and March 11, 2015 meetings were approved as written.

### 2. Review Project Schedule

The committee was OK with moving the date for the Forum back to April 8 and conduct a follow-up meeting on April 15. The April 29 meeting date is TBD. May 6 may a better alternative for that. This will be decided on 4/15. The committee was comfortable moving at this pace as it felt there was sufficient clarity and agreement on what was being proposed. Theo will work with Andrea and Tom on a Forum presentation.

### 3. Review Revised Draft Vision Chart

Theo reported that earlier that day, he and the consultant team had met with Maine DOT in Augusta to review the draft plan. MDOT staff was pleased with the plan, seemed agreeable with the proposed modifications to the 2009 plan. MDOT staff suggested that the Town draft and send a letter to the MDOT Commissioned exploring funding assistance opportunities.

The committee reviewed the latest changes to the chart. Charlie felt that the sightline improvements were an important safety feature and wondered if the estimated amount for it was too low. Tom and Jon observed that the amount for pedestrian lights could be lowered as some of them will be located on along a future sidewalk.

### 4. Review Land Use Considerations

Joe reviewed the materials he had sent to the committee regarding his Portland North Business Park property. He has been seeking relief from the parking setback requirements due to the irregular shape of his property along Route 100. The committee asked various questions and, in conclusion, was supportive of his request as it felt that it wanted to be friendly to the needs of developments, this location was not disturbing other uses or users and had no impacts. The

committee recognized that there may be a long term redevelopment opportunity at this site whereby buildings could be located close to the front setback with parking to the side or rear. This is already being recommended for VMU between Mountain and Leighton Roads. Theo suggested adding this future setback to the list of recommendations for MUC district as well.

The committee reviewed the list of draft recommendations:

- It was OK with the proposed zoning map.
- The committee agreed to give more use flexibility in the Farm and Forest district, and discussed if this should apply to the entire district or just to the portion fronting on Route 100. It settled on recommending it only for the Route 100 corridor, although it recognized that this may be beneficial for other F areas as well.
- The committee agreed to limit the 50,000 sf footprint limit only to single use retail buildings in MUC.
- The committee agreed to change the max. hotel size to 20,000 sf footprint and max. 3 story height. Andrea will check what the specifications are for the Hilton Garden Inn in Freeport.
- The committee agreed to allow a restaurant walk-up window in VMU district, but not drive through.
- The committee was agreeable to prohibit parking between new buildings and front property line in VMU south of Mountain Road and have buildings within 20 feet of the front property line, except if topographic limitations made that impractical.

It was suggested that many lots in VMU are currently less than 75 feet and that this standard could perhaps be reduced further.

It was clarified that the improvement plan includes some shared access improvements and elimination of curb cuts that the Town will pay for. Future projects planned by developers will be guided by the zoning ordinance rules. Nathan believed it was important to clarify for property owners that the Town will pay for access improvements if they are part of the overall construction plan.

Joe felt that the Route 100 Overlay District and Route 100 Design Guidelines should be reviewed in detail to see if any recommendations could be made to those documents. He cited an example of required separation between two commercial signs that he felt was too strict. Theo will make these documents available to the committee.

## **5. Other Business**

There was no other business.

## **6. Next Meeting**

The next meeting is the Public Forum on April 8, 2015 at 6:00 PM.

The meeting was adjourned at 7:50 PM.

Draft minutes prepared by Theo Holtwijk, March 16, 2015