

November 7, 2016

Comprehensive Plan Committee

Members Present: Mark Blier, Mark Libby, Cliff Thomas, Jere Ross, Penny Booker

Others Present: Henry Huntley, Galen Cuning, Richard Streeter

Meeting opened at 6:35 PM

Presentation by Lee Jay Feldman, Director of Planning, Southern Maine Planning & Development Commission

We can work on existing plan, making necessary updates.

Question on status of State Planning Office. It no longer exists. The program is much smaller now and incorporated into the Department of Agriculture, Conservation and Forestry. There is still a comprehensive plan law on the books that lays out the process and The Department of ACF will review the plan if requested, but there is no requirement to send it to the state. If town were ever sued, state would look to voter approved comprehensive plan for consistency with town ordinance. In the past there was a better chance of receiving grants if complying; that money no longer exists. However, if a grant should be requested, the state would still look for consistency between the plan and ordinance. Chapter 208 lays out everything the state wants to see. 2003 was approved by town so state would look at that for consistency.

Our last plan is data heavy. There is no need for quite as much data now; however enough has to be pulled together to determine trends. So it is important to take recent data and compare to past. The important thing to focus on is where we have been and where we want to go.

Some of the issues being discussed regionally are dropping growth permits because growth has slowed, energy issues, aging issues such as people living longer and town's ability to provide services and housing. May want to look at modified housing and what is our stock to be able to help seniors.

We are data heavy in figuring vacant land and building land. SMPDC could do all of our data collection so that we can focus on GOALS, POLICIES AND STRATEGIES (GPS). GPS was stressed as the area we need to pay attention to. SMPDC could do whole project faster including attending all meetings and writing the plan. Cost ballpark would be \$23,000. SMPDC can do DOT application for transportation for free. We can get data trends from 2003, 2010 and 2014 censuses.

Jere asked what cost would be for SMPDC to do data, inventory and committee to do GPS. Data and maps only may run \$7,500 to \$10,000. Lee will figure out how to split the cost and

have an answer within 2 weeks. This will take a year and a half to two years so could request portion of funds over 2 year period.

We can be reviewing our current GPS, maps, zoning to see if it matches up with ordinances.

Steps from here:

Inventory and Data

Implications of Data

Goals, Policies and Strategies

Need to have an educational piece. Various ways GPS can be introduced; through the selectmen, planning board, etc. Can use surveys o line (Survey Monkey) and mail to others that don't have computer access. Discussed having high school students do the survey. Can use a facebook account but won't reach everyone. Can use SRCTV but won't reach everyone. Can set up at grocery stores, etc. Important to get feedback from public so when final plan goes to public for vote, it has a better chance of passing. Important for committee to stand up for plan that is presented.

Discussed elderly housing in respect to tax increment financing and tax credits. Mentioned restaurants, community gardens, Discussed doing a TIF in a business park. Can add money to budget to provide loans to startups.

SMPDC doesn't do grant writing but can be supportive.

Next meeting December 5, 2016 and 6:30 PM

Meeting adjourned 8:30 PM