

## Alfred Comprehensive Planning Committee

Thursday, March 3<sup>rd</sup>, 2016

Alfred Town Hall, 2<sup>nd</sup> Floor, 6:30 p.m.

Facilitating: Amy Titcomb

Members present were Amy Titcomb, Amy Sprague, Andrew Bors, Arthur Karcher, Jon DeFrance, Stephen Gile, Seth McCoy, Tom Plummer, Mike Towne, Heidi Gendreau, Howard Dupee, Lee Steele and Jim Allaire. Also present were George Dugovic of the Roads Committee and Darcy Hobgood, Secretary.

Amy T opened the meeting at 6:30, welcomed George and reviewed the agenda. The next meeting on March 17<sup>th</sup> will be a review of Transportation and Housing GP&S Chapters with Kathy Connor of SMPDC. Amy T shared the discussion that she and Amy S had at the Selectmen's meeting on March 1, 2016 concerning the current ordinance that requires a Selectman be a member of the CPC. The current Select board would like to see that requirement waived. The Town attorney is currently looking into whether or not this requires approval at the Town Meeting. The selectmen also suggested adding additional members to the CPC.

Amy T noted that the CPC should be thinking about electing new officers.

The **minutes from February 4<sup>th</sup>, 2016** including edit proposed by Kathy Connor were reviewed. Howard moved to accept as amended, Heidi 2<sup>nd</sup> and all voted in favor.

Amy T explained the **Opportunity for Public Comment**. George Dugovic, Chairman of Roads Committee, explained to CPC members that the 2-member Roads Committee surveys town roads once a year to evaluate conditions. There are 70 road segments, some up to 2 miles in length. The Committee has had problems with the software they've been using and has been working with Maine DOT concerning proposed changes. The Selectmen, with strong support from Roads Commissioner Jon Lord, have agreed to the Committee's request that a warrant article authorizing the development of a 5-year plan be included in this year's Town Meeting. George strongly encouraged CPC members to attend the Public Hearing on March 15 at 7:30 p.m. when the proposed 5-year plan will be discussed as well as encouraging members to vote in support of the plan at the Annual Town Meeting on March 26, 2016.

Tom felt that his request to the Selectmen that the condition of Kennebunk Rd be appraised "fell on deaf ears". Andy explained that although there was currently no money in the budget for repair of the road, the Selectmen did take a look at the road the previous day.

**Old Business** commenced with a discussion of the **letter from Fred Frodyma** who requested that the CPC reconsider removing the name "Three Rivers Land Trust" from the Natural Resources GP&S chapter. After some discussion, Lee moved to approve Fred's request to revert to the original wording: *Continue to partner with Three Rivers Land Trust and other like-minded organizations...* Jon seconded the motion and all voted in favor.

Amy S shared information concerning **Town Government/ Charter Follow-up**. A handout from MMA's website explaining five variations of the two basic forms of local government was distributed and reviewed by members. It was suggested that the CPC might want to recommend to the Board of Selectmen that they appoint a committee to review various forms of government. Andy felt that a Citizen Initiative might carry more weight. All were in agreement that this was something that the CPC should consider in the future. It was decided that the CPC would ask Kathy to include a recommendation for a review of Town government with a long time frame.

**Tony Palminteri's letter** to the CPC was next on the agenda. Tony made several proposals to encourage farming in Alfred. He proposed that the Town should strongly recommend a Licensed Forester be used by land owners. Amy T felt the Town could encourage this by posting information on the Town website and in newsletters. His second proposal was that the Town offer exemptions from anything other than the most basic building codes. Art explained that this already exists and Jim agreed stating that the structure needs to be "built for intended use". Art proposed that this could be pointed out in the Comp Plan. The Committee will ask for Kathy's advice on the matter. Tony's third proposal that the Town offer a lower mil rate for buildings used for agriculture was determined not to be legal under Maine law which states that all buildings must be assessed at fair market value. Lee questioned whether the Town could offer tax incentives to encourage more agriculture. Howard stated that this should be the job of the proposed Economic Development Committee. It was concluded that these issues would be discussed further when the Farmland and Forestry GP&S are addressed. All were in agreement that Tony should be invited to attend that meeting.

**Water District Check-in.** The co-chairs are planning to attend a Water District meeting to clarify to them the position of our Committee and the Plan. Jim and Lee also are interested in attending. Jim discussed an email concerning the requirements of the State Standard Water District Act which states "all the affairs of a standard district must be managed by a board of trustees whose member must be residents of the district..." The Town's charter was set up by Maine Rural Water when the district was started, any changes have to go to legislature. Jim also stated that if the entire town were allowed to vote on Water District matters, the only vote they would have would be for the election of the board of trustees. The Water District would like to make a power point presentation at a future CPC meeting. They requested that any questions be submitted ahead of time. Jim mentioned that Maine Rural Water encourages connections between towns and districts and perhaps Alfred should look into buying water from Sanford to sell to Waterboro. There was little interest in adding that goal to the Comp Plan at this time.

**Shelter Conversation Review** followed with Amy T asking CPC members if there is information we need concerning the shelter. Lee said we need to know more about their long-term plans. Heidi would like to ensure that the shelter stop costing the Town in terms of rescue services and school tuition. Art recalled that Bob Dawber of York County Shelter seemed open to the idea of adding an insurance rider to their policy to help defray ambulance costs to the Town. He felt we should encourage a good working relationship and better communication with shelter. Andy stated that we cannot deny residency under state law, but we can assess impact fees and limit growth. It was suggested that Kathy add a line about open communication with the shelter and research the legality of impact fees.

Under **New Business** Andy brought up the fact that Alfred may be facing a record tax increase. He suggested that a new select board may be open to selling Town-owned land to offset increase in taxes and wording such as "evaluate the Town's position on selling Town-owned properties" be added to the Comp Plan.

Lee made a **motion to adjourn**, Amy T seconded and the meeting was adjourned at 8:00 p.m.

**Next Meeting: Thursday, March 17<sup>th</sup>, 2016**

**Anticipated Agenda:** Review of Transportation and Housing GP&S Chapters. Shelter follow-up with Kathy. Preparation for March 26<sup>th</sup> Annual Town Meeting