

## Alfred Comprehensive Planning Committee

Thursday, May 19<sup>th</sup>, 2016

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

Facilitating: Amy Sprague

Guests: Kathy Connor & Lee Jay Feldman

Members present were Facilitator Amy Titcomb, Amy Sprague, Arthur Karcher, Stephen Gile, Jim Allaire, Seth McCoy, Tom Plummer, Howard Dupee, Heidi Gendreau, Michael Towne, Andy Bors and Lee Steele. Also present were Kathy Connor and Lee Jay Feldman of SMPDC, Selectman Tony Palmentari, Planning Board Chair Al Carlson, PB members George Dugovic and John Ibsen, John Sylvester, Jamie Crumb, Heidi Sampson and Darcy Hobgood, Secretary.

Amy S opened the meeting at 6:35. She explained the primary focus of the meeting would be the Land Use map. The committee may vote on GPS's if time allows. She reminded members and guests that public comments would be heard, 2 minutes per person, at both the beginning and end of the meeting.

The **Meeting Minutes** from May 5<sup>th</sup>, 2016 were reviewed and amended. Art made a motion to accept the minutes as amended, Heidi seconded the motion and all members were in favor.

During the **Opportunity for Public Comment**, Selectman Tony Palminteri announced that the Town has launched a **Facebook** page. The CPC meeting was the first announcement on the page. He also stated that he is working towards organizing a **Farmers Market** in the court house parking lot on Saturday mornings. He has been in contact **with** Gregory Zinser, York County Manager and has received permission to host the event(s). Tom Plummer offered to help organize the Farmers Market. Thirdly he stated that for the record, Lyman initiated discussion concerning withdrawing from the **12 Town Group** on March 21, 2016 and voted to formally withdraw on April 4, 2016. Alfred Selectmen voted to withdraw from the group on April 21, 2016.

**Old Business** included discussion of how to order the GP&S chapters. Amy S stated that after considering several proposals, she is convinced alphabetical is the way to go. Lee asked Kathy if there is a typical order used by other towns, to which Kathy replied no, each town does it differently. Member consensus was to organize the chapters alphabetically. Kathy will have the chapters ready for the next CPC meeting on June 2<sup>nd</sup> for presentation at the Public Hearing on June 7<sup>th</sup>.

Next was an update on input concerning the Comp Plan from the Select board. Amy S and Amy T will attend the next Selectmen's meeting on May 24<sup>th</sup> to receive feedback.

Kathy then briefly discussed how the plan would be presented at the Public Meeting on June 7<sup>th</sup>. She stated that there is a good base from last year's presentation. She will concentrate on 2-3 GP&S's from each chapter and not focus on goals that are "on-going". Howard suggested the CPC seek multiple methods for residents to provide feedback. Kathy agreed adding a feedback sheet could be handed out at the hearing.

Amy S asked committee members if they favor adding a discussion of the **concept of regulating forestry on slopes** to an upcoming agenda. The question was raised as to whether or not there are State regulations. Jim replied there is nothing about steep slopes in timber harvesting. All were in agreement to address this at a future meeting after the public hearing.

New Business consisted of **Discussion of Future Land Use Maps** presented by Lee Jay Feldman. He remarked that it is necessary to remember that the Land Use Map is not the same as zoning. The map does not mean

today's zoning has to change, yet if change is desired, the land use map will be a guide. The map will be accompanied by a short narrative explaining the map and defining each of the areas. He reiterated that much of the areas would not change. The Land Use areas do not follow property lines.

Lee Jay then proceeded with a "walk through" of the map:

**Gore Area** is an environmental protection area, changes a little bit from the zoning currently in place.

**Rural Area:** Old Route 202, following the back of village area. Part of this area is currently Village Growth, yet in reality nothing can happen there due to the steepness of the slope.

**North of the Village, Shaker Hill Area:** Environmental protection area around Shaker Pond and the Brothers of Christian Instruction property.

**Village Growth Area:** Provides opportunity for higher densities and expansion of uses. This includes the current village center near Saco Rd and an expanded Village Area north on 202 to Shaker Pond as well as Kennebunk Rd. south to the Mouse Lane junction, and Rte. 111 east to Back Rd.

**Rte. 111 Corridor:** From Village Growth to Town line heading east will be changed to commercial. Rte. 202 west from Aroma Joe's is also included in the commercial area. This would also include the area abutting the village heading east. Zoning will be a market driven decision.

**Rte. 4 from Wellhead Protection to Town Boundary:** This is also proposed commercial and a 2<sup>nd</sup> Village Growth area.

**Southern, Massabesic Forest Area:** Environmental Protection (or No Growth) Area.

**Keywood Manor Area and Stone Rd:** Village growth, (higher growth).

Lee Jay then entertained questions from the CPC. Art asked why not have the Village to the Waterboro town line be commercial. Lee Jay responded by saying that was discussed and determined that much of the land couldn't be developed. Businesses can still be encouraged (such as Giles Family Farm and Shaker Hill Ice cream). Lee Jay said they could recommend A, B, C Commercial zones specifying the type and size of business desired in each zone. The members were in agreement that that would be useful.

Amy S requested an explanation as to how zoning relates to the Land Use map. Lee Jay explained that if the use is not currently allowed in the zoning, the map facilitates both changing the zoning map and text to allow the business. Heidi asked, "If we change mapping patterns, but not zones, what are we accomplishing?" Lee Jay responded by saying that the Land Use map is a guide to use to determine zoning changes heading forward. He also noted that although several areas have been "tweaked a bit" most are staying the same. He then asked the Committee if the map reflects what they've been talking about. It was the general consensus that it did for the most part, yet members had a few suggestions.

There was discussion about the Rte. 202 area north of the village. Art felt the area from the brook north to Shaker Pond should be commercial. Lee would like to see it remain as shown on the new Land Use Map. Lee Jay suggested tweaking the wording in the Village Growth area to encourage larger single businesses such as Giles and Shaker Pond Ice cream. He will work to structure the narrative for the Village Growth area to allow expansion and encourage various uses. It was also suggested that the Old Jail/Post Office area should be commercial. Lee Jay will work on the suggested changes.

Kathy stated that when she and Lee Jay talk about Commercial Area businesses, it runs the gamut from small coffee shops to large stores such as Tractor Supply. In the Village Growth area where the CPC would be thinking about repurposing existing old buildings, she suggests perhaps it should be called Mixed Use rather than Village Growth.

Amy T indicated that although the Committee now understands that the Land Use Map is not a zoning map, we need to make that clear at the hearings. Howard stated that much will depend on the narrative. He also suggested adding "Not a zoning map" to the Land Use map.

Amy S asked if members had any other thoughts or suggestions concerning the map. Stephen stated he agrees with the Environmental Protection Area above bridge and also the Commercial and Village Growth zone. Seth also stated he was fine with the map. Jim suggested expanding the Rte. 202 Commercial Area to include Rte. 4 south of Aroma Joes down to the Well head Protection Area.

Lee Jay then explained that the map will not have an associated GPS but will instead have a narrative to help interpret it. There will be no timeline to change zoning, rather it will provide a guideline as to what we hope to accomplish.

Lee Jay explained that in some areas zoning changes are recommended and should be done ASAP. Jim clarified that any zoning ordinance changes would need to be introduced by the Select Board or Planning Board and voted on at either a special town meeting or the Annual Town Meeting.

Jim then asked Lee Jay for his thoughts on Contract Zoning. Lee Jay explained that this is an allowable tool under State statutes to allow someone to use land in a way not allowed by zoning as long as it benefits the town in some way. Although Lee Jay added that he doesn't like it since it kind of does away with the whole idea behind zoning, it could be built in to the narrative.

Lee Jay finished up by saying that he and Kathy will work on writing the narrative to make sure they are on right track. He stressed that the Land Use map is a living document and can be changed at any time. Kathy added that there is a lot of flexibility in GP&S's and the Land Use map can be the same. Jim summarized by stating that he felt the meeting had been one of the most constructive we've ever had. All members agreed.

During the final **Opportunity for Public Comment**, John Sylvester asked for clarification concerning the discussion of Commercial Area, Village Growth and Mixed Use. Kathy responded saying, "We have mixed use already. We're not talking about doing away with the Village District." Lee Jay added that the narrative will encourage more mixed use development to occur.

Selectman Tony Palmentari stressed the importance of conveying to the public that the Plan does not immediately change anything. All changes must be voted on in the future.

Art made a motion to adjourn, Lee seconded the motion. The CPC meeting adjourned at 8:10 pm.

**Next Meeting: Thursday, June 2<sup>nd</sup>, 2016**

Anticipated Agenda: Public Meeting Preparations, Etc.