

Alfred Comprehensive Planning Committee

Thursday, June 16th, 2016

Alfred Town Hall, 2nd Floor, 6:30 p.m.

Members present were Facilitator Amy Sprague, Amy Titcomb, Art Karcher, Stephen Gile, Jon DeFrance, Jim Allaire, Howard Dupee, Tom Plummer and Lee Steele. Also present were Secretary Darcy Hobgood, John Sylvester and Joyce Krahling.

Amy S opened the meeting at 6:30 with a **Welcome, Agenda Overview and Announcements**.

The **Meeting Minutes from June 2, 2016** were reviewed. Howard made a motion to accept them as revised, Amy T seconded the motion and all were in favor.

Seeing there was no Public Comment, Amy S began with a **Public Meeting debriefing**. After thanking everyone for doing a great job, she asked each CPC member to share their thoughts on the meeting. Some comments were:

1. Tom said that in his 37 years of business, he's never heard a presentation as professional and good as Amy T's.
2. Howard mentioned how it was emphasized that the Land Use Map is not a zoning map and the CPC needs to continue emphasizing that fact.
3. Lee stated that he feels Keyword Manor's water problems are not the responsibility of the Town.
4. Amy S thought the overall consensus of those at the meeting was positive yet people were unusually quiet.
5. Amy T added that people came in scared and left feeling somewhat better. People are listening and thinking.
6. Stephen's notes of topics brought up at the meeting included:
 - a. The fact that the Plan is a "blueprint for the Town to follow" only if the residents decide that's what they want
 - b. The need for bike lanes on Town roads, bike trails in the Massabesic Forest and elsewhere.
 - c. The need for multi-family developments and other affordable housing, including apartments for young people.
 - d. A desire for a farmer's market.
 - e. The statement that the proposed Commercial corridors are currently near being full.
 - f. And leaches at the Brother's Beach.

Next on the agenda was discussion on **Regulating Forestry on Slopes**. Amy S asked if we did, or should, have Kathy Connor look into this. Stephen felt such regulations would severely limit land owners in the Gore. When members questioned the need for more regulations, Amy T replied there was a harvest in the past that was a problem but she did not know the details. The general consensus of the CPC was that members would like to know a lot more about the issue before adding more regulations. Tom stated that the State monitors extensively and we should look into Agriculture Conservation and Forestry regulations. Jim suggest having a forester come in and give a presentation.

Concerns brought up by Paul Gauthier concerning **Keyword Manor** were then addressed. In regards to a need for public transportation, Art stated that the area is serviced by community buses including transportation offered through York County Community Action.

Lee spoke of stop signs being stolen at the Old N Berwick/Pools Crossing four-way stop. Amy S will check with Tom Reinauer, Transportation Director at SMPDC to see if that intersection is on their list of hazardous intersections.

Howard agreed with Lee's previous statement that because the water system at Keywood Manor is private, any possible problems with it would not be a town issue.

Amy S stated that the **Future Land Use Map** feels very new and is unlike the GP&S format. She asked members if they had any questions, comments or concerns about it. Howard requested that Jim look into what current uses are allowed in each area and come up with a list of suggested new uses according to the Land Use narrative. Jim will try to get a list together to be discussed at the next CPC meeting on July 7, 2016. Amy S felt this information would be valuable for the future Comp Plan Implementation Committee. She also stated that the Implementation Committee should strive to maintain the high level of public feedback that the CPC has initiated.

The July 7th meeting will also include further discussion of concerns brought up by the Selectmen.

Stephen asked where the plan addresses the issue of outside sales. Howard felt it should be specifically addressed somewhere in the plan. Amy T suggested that it should be included on pg. 5-3 and added in the Table of Uses. Stephen also remarked that it wasn't clear as to how the court house/old jail area would be handled. Jim added that if something is not specifically mentioned in the Zoning Ordinances or the Table of Uses, it is automatically not allowed. He suggests giving the Planning Board more latitude to approve things not mentioned in Table of Uses.

These items will also be discussed at the next CPC meeting.

Under **New Business**, Amy S indicated the need for an introduction to the Plan. She specified that it be short, sweet and personal. She is looking for volunteer(s).

Amy S also asked for volunteers to man a booth at the **Alfred Festival**. She indicated that the booth has been reserved and Jim will provide a tent and tables. Lee and Jim offered to man the booth, explaining the Land Use Map, providing handouts and answering questions. Howard will draft a handout providing information concerning important dates for the plan, contact information, directions on accessing the plan on the Town's website and Facebook page.

Discussion of the **summer schedule** and the possibility of cancelling some meetings followed. In response to the low turnout at the night's meeting, it was suggested by Amy S that a friendly letter be sent to CPC members stating the need for members to attend meetings if at all possible. The possibility of replacing members or reducing the size of the committee was also brought up. With the Plan nearing completion, it was the general consensus to hold off adding new members or dropping current members until the Implementation Committee is formed. Amy S feels the Implementation Committee may not need to meet as often as the CPC, perhaps monthly to start and quarterly once it is up and running.

It will be determined at the July 7th meeting whether or not a July 21st meeting will be required.

Prior to the **September public meeting** the introduction needs to be finished. Amy T will finalize page numbers and collating. Lee brought up the fact that after Sept 13th the Comp Plan can't be changed, therefore meetings in late September or October may not be necessary. The date for completion of the final version of the plan was discussed. Amy T will talk with Joyce and/or Andy about that deadline. Lee suggested that Kathy be asked to come up with verbiage for the article to be voted on for Election Day, November 8, 2016.

During the final **Opportunity for Public Comment**, John Sylvester brought up two points: First concerned the question of how many members constitutes a quorum. He stated that there are legal opinions available and that the CPC could ask the Selectmen's Office or contact MMA directly.

Secondly, he suggested that the CPC may want to contact Tom Reinauer, SMPDC, to request a traffic survey be done at Keywood Manor at no cost to the Town.

Amy T stated that due to unexpected time required for preparation of the Land Use Map, the CPC is out of money budgeted for assistance from SMPDC. She raised the question of whether Kathy is needed at upcoming meetings. Art felt it would be useful to have her input as the final hearing approaches. Howard suggested that she review the final draft. Lee suggested having Kathy attend the Sept 13th Public Hearing. Final consensus was to proceed on our own as much as possible, while keeping Kathy updated on the meetings.

Lee made the **motion to adjourn** the meeting at 8:00 and Amy T seconded the motion.

Next Meeting: July 7, 2016 at 6:30 pm.

We do still have a number of tasks before our November vote when (hopefully) the Comp Plan Committee becomes the Comp Plan Implementation Committee.