

## Alfred Comprehensive Planning Committee – Minutes

Thursday, August 4<sup>th</sup>, 2016

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

Facilitating: Amy Sprague

Members present: Co-Chair Amy Sprague, Co-chair Amy Titcomb, Andrew Bors, Seth McCoy, Stephen Gile, Art Karcher, Jon DeFrance, Mike Towne, George Donovan, Jim Allaire, Heidi Gendreau, Howard Dupee, Lee Steele and Tom Plummer. Also George Dugovic, Joyce Krahling, Heidi Sampson and John Sylvester.

Amy S opened the meeting at 6:30 with a reminder that there are only two meetings before the final plan will be presented at the Public Hearing on September 13<sup>th</sup>. She then distributed copies of her revisions to the draft of the final narrative prepared by Lee Jay Feldman, Director of Land Use and Planning at SMPDC.

**The Meeting Minutes** from July 7<sup>th</sup> 2016 were reviewed. Howard moved to accept them as written, Heidi seconded and all were in favor.

**Next was a presentation by George Dugovic** requesting an addition to The Plan encouraging assisted living facilities in Alfred, especially on Shaker Hill. He stated that Alfred is among the oldest communities in Maine, based on the age of its population. Maine is about the oldest state on the same basis. Most people want to spend their last years in their already established community and near their family. Although Alfred has some senior housing, it has no development which would allow seniors to continue in Alfred as their physical capabilities decline to the point of needing professional assistance and meals. If we allowed a for-profit aspect of a basically non-profit facility, we have an excellent facility on Shaker Hill that could allow for the dream of many seniors. He also suggested the CPC encourage similar developments in the Center Village District.

Jim stated that there would need to be a zoning change if this type of development were to be possible since the current zoning allows no more than 4 dwelling units per property. Howard added that this type of development is addressed in Housing Policy 1, Strategy 2. The committee felt that stronger wording could be added to the plan. Howard volunteered to work on re-wording the strategy for review at the next meeting. He will also work on language to encourage mixed use in the Village and Center Village areas. The members were in agreement that it would be beneficial to have Howard email these changes to members to review prior to the next meeting.

Starting with Chapter 6 – Local Economy, the committee reviewed the **comments and suggestions of the DRAFT Goals, Policies and Strategies from the Selectboard.**

After some discussion, the general consensus was to add a 3<sup>rd</sup> Strategy to Local Economy Policy 1 to consider the creation of a position for a Town Planner, possibly sharing a planner with other towns. It was suggested this might also be appropriate in the Regional Collaboration Chapter. Minor changes to wording will be made to this and other chapters. Several groups and committees were added in the Responsibility columns throughout the GPS's and Time Frames were adjusted.

The CPC felt that it would be beneficial to list groups with advisory ability as responsible parties even though they cannot enact changes.

Under Public Facilities and Services, pg. 9-5, a 5<sup>th</sup> Strategy will be added to Policy 1 concerning offering other methods of communication to encourage public participation in Town affairs such as the Town's website and Facebook page and email, to be overseen by the Selectboard with a Time Frame of on-going.

Wording changes to the Transportation Chapter, pg. 12-1, included eliminating the mention of specific roadways in Strategy 2 and adding "Town-wide, as needed".

Amy S moved on to discuss her proposed edits to Lee Jay's **Future Land Use Map & Narrative**. She emphasized that she has been reworking the Narrative to put it in the words of the committee and it is a work in progress. She feels more detail in the Narrative could help to allay concerns about unchecked, rapid development.

Discussion followed concerning the Commercial Zone specifically in the area of Rte. 111, Court and Saco Streets and the old jail. Consensus was that the current map does not reflect the suggestions of the CPC. Amy S will talk with Lee Jay about revising the Map.

The rural nature of the Gore and the reasoning behind a 3-5 room limit in possible B&B's in the area was discussed. Minor changes to wording were suggested. Lee suggested adding wording to the Center Village section concerning new residential construction. He will draft language for the next meeting. The lot size requirement in the Center Village area was debated. Jim remarked that a ½ acre lot, as proposed by Lee Jay, is not large enough to support a septic system.

During the **Opportunity for Public Comment**, John Sylvester remarked that a ½ acre lot in Center Village would be sufficient as long as it is serviced with public water. Amy S will work on editing the wording in the Narrative concerning lot size.

George Dugovic suggested a correction to wording referring to the water system in Keyword Manor. He stated that the wording should read "public water system".

Howard made a **motion to adjourn** at 8:20. Seth seconded the motion and all were in favor.

### **Currently Scheduled Meetings for the Comp Plan Committee, along with Plan deadlines**

August 18: continue with land use narrative feedback. And.....

September 1 – Last chance for edits to Comp Plan "Final Draft". This will be printed for 9/13 hearing

Tuesday, September 13 – Public Hearing, 7pm. Present "Final Draft".

September 15 – Regular meeting. We can make some small edits to the Final Draft and publish a Final Copy for Selectmen by Sept. 19<sup>th</sup> to 22<sup>nd</sup>. Selectmen meet on Sept. 20, so we should have it done by then.

October 6

October 20

November 3

Election Day – Tuesday, Nov. 8

November 17 – If the Comp Plan is approved, this will be the first meeting of the Comp Plan Implementation Committee.