

Growth Planning Committee
Minutes
August 3, 2021

Attendees: Dan Saunders, Chair, Jim Fitzgerald, Vice-Chair, Paul Hogan, Werner Gilliam, Director of Planning and Development, Jim McMann, Janet Powell, Secretary

Absent: Mike Corsie

Guests: Liz Durfee, Tom Morgan, Planning Consultants

Dan called the meeting to order at 6:03 p.m. He thanked everyone for their help in facilitating a successful SWOT on 7/26. Feedback from participants has been transcribed into a list that helped create the **Draft Vision Statement** distributed by Tom. The draft will be substantively documented, posted on the website and emailed to participants. Additionally it will be reflected in the next CP Monkey Survey for those who were not in attendance on 7/26.

Draft Vision Statement (initial discussion)

Discussion of the term “gentrification” and its meaning for our purposes found under the Housing section of the Draft Vision Statement covered several key points. “Gentrification will be slowed.” At present, the statement in this document reflects residents’ concern about the increase in construction of many upscale properties and the renovation or replacement of many older homes with houses whose scale and architectural features have changed the character of various neighborhoods. The question was posed: “Is there a design standard in the LUO?”. Werner confirmed there is not. The next question was “To what degree are we going to regulate design features?” Dan asked “How do you decide if this type of regulation should be in the LUO? The question remains. Do we need a statement addressing this subject in the new CP that would include “design features” without being overly regulatory or coercive?

Paul asked that additional text regarding clean oceans and swimming water be included in the Environmental Protection section.

Werner asked Durrell’s Bridge be removed from Scenic Vistas, as it is in Kennebunk. It was also suggested that “South Congregational Church” remain but “Second Congregational Church” be removed.

Liz presented slides on the Future Land Use Chapter, including Future Land Use Required Analyses, Updating Growth Areas-Process, Minimum State Policies and Strategies. All members were emailed a copy of the slides on August 4th to review for the next meeting.

In preparation for the joint meeting with the Planning Board, members are asked to review attachments from Liz Durfee and Lisa Harmon's Office. They include:

1. Agenda for meeting on August 17
2. Draft Vision Statement
3. Baseline Review for 2019
4. Draft 1 of Existing Land Use Chapter
5. Chapter Fact Sheets

Discussion of Land Use /Public Meeting

Date: September 21, 2021

Location to be determined/North Street Fire Station/Consolidated School/Covid Implications

Format to be decided/Open House/Walk through/ Zoom/approx. three hours

Werner will contact RSU.

Next meeting/ Zoom: Tuesday, August 17@6:00 p.m.

Respectfully submitted,
Janet Powell