

Minutes

September 18 , 2014

Comprehensive Plan Implementation Committee

Present:

Craig Piper, Chairman
Councilor Michael Pock
Councilor Maxine Beecher
Tex Haeuser
Jon Jennings
Patricia Doucette
Robert Foster
Peter Stanton
Joe Picoraro
Nathan Marles
Mark Eyerman, Guest Speaker
Jamie Crain, Scribe

Absent:

Craig Gorris
Fawn Dunphy
Stephanie Carver, GPCOG

1. Craig Piper welcomed members to the meeting.

2. Adoption of Minutes

Michael Pock moved to adopt the 7/17/14 minutes; Bob Foster seconded. Unanimous approval.

All members were provided copies of the following handouts:

- 9-18-14 Agenda
- 7-17-14 Minutes
- Memo From Mark Eyerman to the CPIC about Mill Creek Master Plan
- 8-19-14 CPIC Steering Committee Meeting Notes

3. Review/Finalize Master Plan Concept and Approach

Tex introduced Mark Eyerman, President of Planning Decisions, Inc. and explained the Steering Committee Meeting that took place 8-19-14 that Mark was a part of.

Mark Eyerman explained intent of the Master Plan for Millcreek being a “Low Budget Project” that builds on what is there. Mark showed on the map the area where he felt the mini master plan should focus on.

Tex wanted to discuss what area they planned on focusing on for rezoning. Discussion ensued about the Armory and zoning it. Jon does not want to see it rezoned until after it is sold.

Mark does not want to redesign the work that has already been done by The Mill Creek Design Workshop, The Sustain Southern Maine Mill Creek Study and the Comprehensive Plan Committee. He would like to take all the ideas that have already been outlined and create a mini plan from that. Mark explained the time frame he envisions for this plan. He explained that some things depend on actions of private property owners.

Mark went over some factors in this Mini Master Plan, such as the vehicular system, pedestrian system, green infrastructure system and the consideration of sea level rise. He stated that the final step of the project would be policy guidance and set frame work on how zoning would be shaped in this area.

Jon Jennings likes the realistic approach to this issue. The committee discussed their approval of this plan. There was a discussion about the marketability of the area, South Portland Maine is not desirable to all businesses. Mark stated that it’s basically a neighborhood community market.

Jon told the committee about the importance he puts on figuring out what to do with parking and traffic in the Millcreek Area. He talked about Municipal Parking Lots, parking lots that are free and people can then walk to their destination.

Mark let the committee know if they are alright with this plan then they just say go and he will start working on it and come back with things for the October meeting.

There was a discussion on criteria of the redevelopment, such as parking underneath buildings to elevate them.

Tex showed a flood map tool on the computer to give the committee an example of flood waters in Mill Creek area in the path of a hurricane. A discussion ensued about flood waters.

Jon asked Mark if he could provide the committee with any examples of similar size communities that have taken an aging retail district area and redeveloped it. Mark stated that he would try but is not sure if he will find something to fit the Mill Creek situation.

Jon asked Council Members if they thought the Council would agree at the Council level to this proposal that Mark is putting together. Maxine thought if the Council Members where better informed they would probably not have a problem with the plan.

There was a thought that there should be a workshop for the Council Members to be educated on the Mill Creek Plan.

The committee discussed different ideas for Mill Creek such as Water Taxi's, an Old Port feel, creating a median like on Gorham Road on Waterman Drive.

4. Comments from the Public

None

5. Round Robin

Peter brought up Portland changing their High and State Street one ways. He is wondering about the impact it will have on traffic on the bridge and the ease of getting to South Portland. There was a discussion about if South Portland should let Portland know of their concerns. Tex stated that City Council should keep an eye on it and decide if they need to get involved.

Members provided final thoughts and comments in turn. The consensus was that they liked the plan provided by Mark Eyerman and would like to move forward with it.

6. Adjournment 8:30

