

## **Minutes**

**December 18, 2014**

### **Comprehensive Plan Implementation Committee**

#### **Present:**

Craig Piper, Chairman  
Councilor Maxine Beecher  
Tex Haeuser  
Robert Foster  
Mark Eyerman  
Milan Nevajda  
Pat Doucette  
Peter Stanton  
Kathleen Phillips  
Libby Reynolds  
Jon Jennings  
Stephanie Carver, GPCOG

#### **Absent:**

Nathan Marles  
Claude Morgan  
Craig Gorris  
Joe Picoraro

#### **1. Welcome**

Craig Piper welcomed everyone to the meeting. Tex introduced Libby Reynolds, a new member of the committee, and the group introduced themselves.

#### **2. Adoption of the Minutes**

Bob Foster moved to adopt the 12/4/14 minutes; Maxine Beecher seconded. Unanimous approval.

Members were provided with the agenda, 12/4/14 minutes, Mill Creek Master Plan (12/16/14) document, and a Renderings of Possible Future Development: Mill Creek booklet.

#### **3. Mill Creek Master Planning/Review of Draft-in-Progress**

Mark Eyerman began by walking the group through the revised Mill Creek Master Plan document. He noted that he added benchmarking for energy and water use. Tex gave the background of the committee, the Mill Creek project, and how the Master Plan was created for Libby. Mark reviewed the focus area portion of the document and spoke about the Appendix (not provided). He said he is working on an outline of the zoning conditions and that, next, Milan would review the illustrations. Mark had two questions for the group:

- 1) Is this what the committee is looking for (the document's overall format, what's addressed)?
- 2) Are the details what the committee wants to go to the public?

Craig asked for the group's thoughts and said it would be good to review what Milan has come up with. He said the document captures what the group has been talking about but has concerns for the images how they will be perceived by the public. Peter agreed about concerns with the images and thought they may stir controversy, but he likes the concepts.

Tex said it will be difficult to not have controversy and discussed the recent Council Workshop, where the second of the Route 1 corridor zones (mixed commercial) was brought back up and had no support. The group discussed the Council's decision and comparisons/differences between Route 1 and Mill Creek.

Peter suggested the group should think about marketing/outreach. The group discussed different ideas, including having committee members speak to people one-on-one, public & neighborhood meetings/citizen participation, round tables, workshops, and bus tours of the area. The group discussed who to outreach to and in what order, along with formalities and processes. They discussed the breadth of the information and how it could be seen as overwhelming. The group agreed that the plans need to be presented the right way and that there needs to be an appropriate venue to educate people on what the committee has spent much time and effort on; however, it's important to review the document tonight. The discussion on presentation/marketing/outreach will be continued at the next meeting.

Milan provided overview of the booklet/slides. He said the goal was to put this presentation together, create renderings to bring the discussion into pictures, and show what the zoning in each area will allow. He noted that not all illustrations are complete, including some multiple illustrations for the same area. He asked the committee to address any concerns with the renderings.

Focus Area 1 showed the Mill Creek roundabout. Milan gave an overview of the map and illustration. Craig asked if the image meets parking requirements with the allowed density. Milan answered yes, there are 30 spaces of parking on one side, with some along the back of the building, and 34 spaces shown on the other side. Between the two buildings, the parking requirements should be met. Craig said he thinks this is a successful image and goal in the area. He liked keeping the bank as an icon. Mark noted that as they went through, they tried to be reasonably realistic in terms of meeting parking requirements. Milan noted that the buildings that have more detail are those that are proposed. Jon asked if the buildings are mixed use and Mark said yes.

Mark noted that these illustrations are not of what will happen, but what could happen. They are examples of what a property owner could choose to do under the proposals being put forth.

Tex said if development occurs here and the bank is incorporated in a renovation project, that is a selling point for this area. He said the graphics are wonderful but preservation of historical features isn't apparent, and that is something to include. Peter asked if there's a way to ask for that. Tex discussed the new Historic Preservation Committee and the possibility of this becoming a historic district. The group discussed where the park is located in the illustration. Milan noted that he took liberty with the boundary and the building that could go in the northeast corner is in line with the Knightville zoning regulations. He asked if there are any red flags. Craig mentioned it's good to mention what's already allowed.

Focus Area 2 showed the Broadway corridor. Milan gave an overview of the map and illustration and noted it does not show median improvements. He reminded the group that these don't show everything at once. The drive-thrus are shown in the back of building (canopied).

Tex asked if there's anything that can be done to show a crosswalk across Broadway. Mark said he would avoid adding something in that could become an issue. Milan noted the free right turn lane is still shown.

Peter asked if anything can be done to make the Greenbelt. Milan suggested adding a bulb-out section. Peter mentioned adding tables and places to congregate makes it seem like the Greenbelt is being enhanced. He mentioned adding solar panels to the buildings. Mark noted adding screening to dumpsters is mentioned in the action plan.

Jon liked the rendition, particularly on Broadway and Ocean. He asked if parking can be greened up. He said he likes the esplanade look in the front on Broadway. Craig agreed with greening up the parking and asked if a double row of trees could be added along the Greenbelt. Jon said if trees are added, property owners should be responsible for upkeep. The group discussed the new bank on the corner.

Focus Area 3a showed the Erskine-Waterman parcel. Milan gave an overview of the map and illustration. Mark noted the buildings are pulled away from the bridge; noise is a consideration. Milan noted that another option is in progress, showing a lower, wider option with a U-shaped building and courtyard. It consumes more surface area with parking in the back, with a smaller park area.

Peter said the illustration is perfect in terms of showing taking the same space and adding density and ample green space. Mark asked if there are any red flags. The group discussed the location and concerns of smell with the treatment plant so close. Kathy asked how many floors were proposed and Milan said six. Craig asked if there were thoughts of reversing the two buildings (higher building on the corner). Milan said it could change if it's compelling. Peter asked if the park could be wrapped and more buffer added; Milan said he would look into it.

Focus Area 3b showed the Finard Shopping Mall area. Milan gave an overview of the map and illustration. Peter asked where the trees on E Street are and Milan noted this illustration is still in progress. Peter said the park looks reduced, possibly the perspective, and he would like the bike path continued and more paths added throughout the area. He said he liked the row houses and Maxine agreed. Craig said the backyards feel disjointed. Tex mentioned assuming they're condos that have open space. Milan noted that trees are the last step.

Focus Area 3c showed the Finard Shopping Center parcel. Milan gave an overview of the map and illustration. He noted internal parking within the buildings isn't apparent in the illustration. He noted the different environment on Q Street. Craig said he liked the parking on the south face; it looks convenient. Stephanie asked if it's possible to divide the long building in the middle and have the road continue through. Peter liked that idea. Tex disagreed; as a shopper, he would like a continuous façade. Bob mentioned garage parking would be lost, and Tex said the one bigger building would be lost. Peter said it could be a pedestrian street. Maxine asked if that would allow for a viable building; Milan said the existing Shaw's could fit in the one larger building on the left. Jon mentioned this looks like a lifestyle center in Massachusetts. Tex asked if a pedestrian walkway is added, to leave this as an option. Jon said he's looking at it as a business owner: if this happened, it should be phased; having Shaw's move into a new building and then building the rest. Milan noted a second version of this would show taller buildings with more of a parking garage. Mark said they are trying to avoid centralized parking and will look into it. Jon said he liked the illustration. Peter asked if a sidewalk café area could be built in adjacent areas. Tex said the large building should have a green roof. Milan said he can do that.

Focus Area 3c showed the Hinckley-Thomas block. This isn't complete yet.

Focus Area 4 showed the Broadway-Cottage corner. Milan gave an overview of the map and illustration. Jon asked if it's possible to go higher here and meet zoning requirements. Mark said you could add a couple more floors; Milan said it's a minimum three and maximum five. Mark noted that the illustrations assume zoning went into place. He asked if it's too much on the corner; the group said no. The group discussed shading issues. Peter asked if this building actually fits and Milan said he's using Tax Parcel data, but yes. Jon asked how many units and Milan said in the 40s/50s.

The group agreed that Mark and Milan did an excellent job. Mark asked if they should keep going and put a final package together for January. The group said yes.

Tex said the next meeting is January 15<sup>th</sup> and citizen participation/outreach will be on the agenda.

Mark said putting together an action strategy makes a lot of sense. He said to think things through and have a good plan, but being overly cautious can be dangerous.

**4. Comments from the Public**

None

**5. Round Robin**

None

**6. Adjournment 8:30**