



CITY OF SOUTH PORTLAND

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Scott Morelli
City Manager

MINUTES

O'Neil Street Facility Re-Use Planning Committee

Thursday, August 24, 2017

6:15 PM

City Hall - Council Chambers

Committee Members

Patti Smith (Chair, Council Rep)	Linda Boudreau (Planning Board)
Craig Piper (Comprehensive Planning)	Steve Marston (Resident)
Harold Spetla (Resident)	Linden Thigpen (Resident)
Sara Zografos (Resident)	Joshua Reny (Asst. City Manager)

Consultants

Laura Moorehead (Facilitator)	Owens McCullough (Consultant)
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Absent

Tex Haeuser (Planning Director)	Barbara Dee (Conservation Commission)
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1. Meeting was called to order by Patti Smith (Chair) at 6:15 pm.
2. Following a motion and second, the minutes of the July 27, 2017 meeting were adopted unanimously.
3. L. Moorehead opened the meeting with a recap of the committee process. She introduced Owens McCullough of Sebago Technics who will be providing several key updates this evening. Following that discussion, the committee will hear from the public and review next steps.
4. O. McCullough presented the survey of the O'Neil Street Public Works facility property. It is about 98% complete at this point. The parcel has been thoroughly researched and pins will be set to demarcate the property boundary. The parcel is almost exactly 6 acres in area. Committee members asked questions about the survey and discussed the need for various setbacks or buffer from certain abutters when redevelopment occurs. Owens informed the group that Sebago has begun a traffic

study as had been requested. There will be at least 3 areas where traffic counts will be taken, including Pitt, Cottage, and O'Neil. The study will estimate morning and evening peak counts, and determine whether any congestion is anticipated. The Committee would like Sebago to consider impacts at the intersection of Highland, Cottage, and Richland in particular. Additionally, Owens and City staff will engage several developers in the coming weeks to get a sense of their thoughts and concerns regarding a possible redevelopment of the property. Owens will provide a packet of materials including the survey, environmental reports, conceptual plans, and a summary of the committee's work to-date. The plan is to provide the committee some initial feedback at its September meeting and perhaps have a written memo to present in early October. This information will be very important to help finalize the committee's recommendations. The committee asked Owens to review a pro forma for the project for objective analysis. It was also requested that a variety of developers be consulted to get some alternative perspectives.

5. **Public Comments:** The committee was asked to determine what an affordable house would cost if purchased by a family at 100% of area median income. It was noted that more stop signs may be needed if O'Neil is extended to Pitt, perhaps at corner of Walnut and Pitt. The committee should consider whether to build a sidewalk on Pitt to narrow the street and slow traffic. A resident asked if the neighborhood would be notified when demolition is scheduled to occur so that noise can be anticipated. It was pointed out that one way to get at affordability is to limit the size of homes; relatively smaller homes would be sold for less money than larger homes. It was asked if it would be more cost effective to expand the traffic study early on, instead of expanding the study area later if additional questions are raised. The committee agreed to get answers to the questions by the next meeting.
6. **Committee Discussion:** In the coming weeks there is a lot of work to be done, and much of it is tasked to Sebago Technics and staff. It is anticipated that the 2nd or 3rd week of September will be around the time that meetings are scheduled with developers. The intent is to bring as much information as possible to the September 28 Committee meeting. Members of the committee reiterated some of the information that is important to convey to the developers, including the desire to balance green/open space with the built space, perhaps utilizing cluster development. Owens will write up a summary and circulate to the committee for review before it goes out.
7. The chair declared the meeting adjourned at 7:35 pm.

Next meeting is on Thursday, September 28 from 6:15 - 8:00 pm at City Council Chambers.