



## CITY OF SOUTH PORTLAND

P. O. Box 9422  
25 Cottage Road  
South Portland, ME 04116-9422

Scott Morelli  
City Manager

### MINUTES

#### O'Neil Street Facility Re-Use Planning Committee

Thursday, September 28, 2017  
6:15 PM  
City Hall - Council Chambers

##### Committee Members

Patti Smith (Chair, Council Rep)	Craig Piper (Comprehensive Planning)
Steve Marston (Resident)	Harold Spetla (Resident)
Sara Zografos (Resident)	Tex Haeuser (Planning Director)
Joshua Reny (Asst. City Manager)	Barbara Dee (Conservation Commission)

##### Consultants

Laura Moorehead (Facilitator)	Owens McCullough (Consultant)
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##### Absent

Linda Boudreau (Planning Board)	Linden Thigpen (Resident)
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1. Meeting was called to order by P. Smith (Chair) at 6:15 pm.
2. Following a motion and second, the minutes of the August 24 meeting were adopted by unanimous vote of the committee, minus B. Dee, who had been absent.
3. L. Moorehead greeted the Committee and gave an update on progress to date. She also asked those present to share their lists of what constitutes "gem" quality, a value that the Committee has been talking about since the first meeting and that the Committee wants to include as part of the recommendations to City Council.

When asked what that means, the Committee said:

General sense:

- The area has a sense of security, community and peace.

Housing

- The housing works for South Portland and the neighborhood.

- It is affordable
- It includes contemporary design, but fits in the neighborhood. It is appropriately scaled.
- The development flows into the existing neighborhood; its boundaries are “soft.” It is a friendly design, not so inwardly focused that it feels separate.
- Houses are interspersed with landscaping and open space.

#### Open Space

- Thoughtful landscaping, with fruit trees, gardens, native trees and grasses; using the municipal plant palette
- Shared gardens and play spaces
- Useable green space
- Low maintenance
- Makes use of the unique slope

#### Traffic

- The road is curved, or at least traffic calming and safe.
- Provides mobility for vehicles, pedestrians and bikes
- Curb cuts

#### Ecologically Focused

- Liberal use of smaller rainwater drains, porous pavement on the road, and rain gardens – best management practices (BMPs)
- Houses are oriented to the sun, south oriented windows, heat pumps
- Expanded infrastructure as the housing expands

#### The Reuse Process Itself

- The RFP is written with qualitative considerations, as well as quantitative
- The Reuse Committee will have a chance to review the draft RFP
- Some Reuse Committee members serve on the review committee with Councilors and City Staff
- Neighbors/abutters are notified by mail when demolition will happen

4. There will be a public forum before the formal recommendations are submitted, to hear how the public responds to the recommendations. City Council will receive the public comments along with the recommendations.
5. J. Reny and O. McCullough have met with four developers to hear their thinking about the O’Neil site, with two more conversations scheduled next week. They gave an overview of the areas of the developers’ interests, and summarized by saying that developers are enthusiastic about submitting proposals based on the RFP and may be thinking about submitting more than one proposal.
6. O. McCullough also reviewed the findings of the traffic study. The conclusion drawn by the study is that, with so many possible routes, there is expected to be only a negligible uptick in traffic, even with the scenario of denser housing.

7. Public Comments

8. The chair declared the meeting adjourned at 8:06.

**Next meeting is on Thursday, October 26, 2017, from 6:15 - 8:00 pm at City Council Chambers.**