

Minutes
March 16, 2017
Comprehensive Plan Implementation Committee

Present

Craig Piper, Chairman
Craig Gorris, Vice-Chairman
Robert Foster
Councilor Brad Fox
Nick Kjeldgaard, Avesta Housing
Tom Falby
Quang Nguyen
Peter Stanton
Merrie Allen
Marilyn Reilly

Staff and Guests

Stephanie Carver
Jessa Berna
Tex Haeuser
Scott Morelli
Josh Reny
David Maynes
Todd Richardson
Jennifer Lessard

1. Welcome

Chairman Craig Piper welcomed everyone to the meeting. Everyone in attendance introduced themselves.

2. Adoption of the Minutes

Bob Foster moved to adopt the **February 16, 2017, minutes**. **Peter Stanton** seconded. **Unanimous approval.**

3. Update on the Planning Process

Stephanie mentioned a number of her team's public engagement activities:

- Open house at Osprey Circle. Issues were noise and pedestrian access (steep hill).
- Attended a meeting of the West End Neighborhood Association. One of the main issues was transit.
- Monthly dinner again postponed due to snow storm.
- Met with the Executive Director of the South Portland Historical Society. Learned about the King's Highway and other history of the area.
- Met with the SoPo Land Trust.
- 80 survey responses to date.
- Planning to meet with the Bike-Ped Committee in April.
- Continuing to do one-on-one interviews.
- Forum—tentatively scheduled for May 18 at the Opportunity Alliance.

Stephanie handed out an updated zoning draft and indicated she would be talking about it with Tex and Josh.

4. Triangle Visioning Workshop

Todd Richardson and **David Maynes** led the group through a process of seeing what a mixed-use development might look like on a central section of Westbrook Street. Three scenarios were presented. Concepts discussed included building mass, number of buildings, streetscape, and the relationship between buildings and open spaces (both green and hard spaces). The group talked extensively about different ways to accommodate parking and access. It was felt that there needs to be some amount of off-street parking even if not at the level currently required by the City. The possibility of phasing was offered as opposed to exclusive alternatives. Having a wide sidewalk to enable outdoor dining was suggested.

5. Other Potential Focus Areas

The group agreed that the consulting team should continue to focus on the triangle area rather than look at several other spots as was originally planned.

6. Comments from the Public

None

7. Round Robin

Peter talked about the need to keep new neighborhoods in the City from becoming isolated.

Merrie Allen was happy to hear the group talking about the vitality of the neighborhood.

Marilyn said it was great to see the good things going on.

8. Adjournment

8:00 pm Bob Foster motioned to adjourn. Brad Fox seconded. Unanimous approval.