

Bowdoinham
Comprehensive Planning Committee Minutes
11-08-2022

Members present: Joanne Joy, Buddy Schott, Peggy Christian, Jan Marks, Kim Bedard, Bill Stanton, Dave Asmussen, Laura Arnold, Allen Acker

Also present: Jenn Curtis, Jason Lamoreau

Called to order at 6:35 as people were still arriving after voting.

Review of Agenda: David added a discussion of the minimum and maximum lot size in the Agricultural/Residential District following update on the housing community conversation/forum.

Approve Minutes: Motion to accept October 2022 by Peggy, second by Buddy. Approved with the following edits to correct names of the guests - Jacinta Williams and Tobey Frizzel, approved 8 for, 1 abstaining .

Housing Forum Recap and Discussion

Guests/speakers

- John Egan - Genesis Fund
- Adam Krea, Deputy Director at Maine Housing
- Michael Martone, consultant with Mid Coast Council of Governments (MCOG)

Well attended. John Egan indicated affordable housing funding was available and that BCDI was a good place to start looking into this process. Adam suggested getting a committee formed to focus on housing.

Break-out groups came up with similar suggestions about what was needed in the community.

- Cluster homes, smaller homes in a group setting were mentioned and there was enthusiasm for the next step.

John encouraged us to think about what can be done in the future and not what has been done in the past. Michael Martel analyzed and summarized the data obtained at the meeting and this data will be available on the town website shortly.

Briefly: there was overall consensus on need for moderate/increased density housing in the village areas, more seasonal housing such as for farm workers, supporting the existing town center, developing commercial and community spaces, looking at innovative options for water, sewer and utility services.

Secondly there was mention of tax incentives to develop in appropriate areas, encourage green building options, look at resources like abandoned/foreclosed property and work with state and local groups.

Next steps would include planning for future meetings to clarify goals and form specific recommendations for development.

Maximum Lot Size Discussion: Dave Asmussen reviewed our current zoning that has a minimum 1 acre lot for housing requirement in both the village and agriculture/residential. He gave an excellent presentation about changing this to consider a zoning that would involve a maximum density requirement AND a minimum lot size. (Please see his email of the Grow Smart Maine publication explaining this as well as being available on Sharepoint.)

This change would increase incentive to build in village zones and decrease the incentives to build in the residential/agricultural areas helping to preserve the 'rural/open' feel that we love about our community.

Transportation data review We reviewed Bowdoinham data on road status and when upgrades were completed and those still pending. Volume of traffic on Bowdoinham streets data presented from 2020. High accident locations for 2021 included 2 sections of 24, likely related to speed issues. No intersections were identified as high accident in Bowdoinham.

Walkable Bowdoinham map was reviewed. This needs to be updated to show what areas have been completed to date and reassign priority 1 status to additional areas of the community identified as high risk.

The town is permitted to paint a crosswalk at the intersection of 24 and Main Street (although this is not something approved for MaineDOT to do) and this is felt to be a very high safety issue that should be addressed ASAP.

Next meeting:

Review the Housing Forum analysis

Water district representative will be there to update us on status of Bowdoinham's systems

Additional infrastructure discussions.

We will review the Walkable village plan and update it.

Jen Curtis will have copies of the map on the town website.

Respectfully submitted Laura Arnold