

Comprehensive Planning Committee - 2/14/23
Minutes

Members Present: Joanne Joy, Buddy Schott, Peggy Christian, Jan Marks

Absent: David Asmussen, Kim Bedard, Bill Stanton, PJ O'Hanlan

Guests: Maureen Booth, Grace McCarthy, George Christopher, Fred King

Staff: Jason Lamoreau, Yvette Meunier

Welcome and Introductions:

Yvette Meunier joined the meeting on this, her second day or her new position as the Director of Planning and Development for Bowdoinham. Yvette will be staffing this committee. Members and guests introduced themselves and welcomed Yvette.

Minutes:

The committee did not have a quorum of members. Therefore, no official votes were taken.

Approval of the 1/10/23 minutes was moved to March 14, 2023.

Updates

The joint Age Friendly/CPC Ad Hoc committee provided an update which included Maureen Booth, Grace McCarthy of Age Friendly Bowdoinham, and Jan Marks and Peggy Christian of the CPC. The report - presented by Maureen Booth.

- Review of 6 goals
- Review of considerations for establishing and implementing the recommendations
- Review of recommendations for each goal (see Ad Hoc report on Sharepoint)

Joanne suggested some of the recommendations were too specific for the Comprehensive Plan might be grouped into categories of like issues, ie: health, housing, etc.

The Age Friendly committee also creates three-year plans where some of the details of this initial plan may more effective. The committee will review.

Public Health/Health committee report, members Laura Arnold who is a physician and Joanne Joy- presented by Joanne

- Recommend establishing an official town committee, as follows:
- Work with the Local Health Officer & 3-7 appointed volunteer members
- Four meetings/year, or more, as needed
- Proposed committee to be included in the Comp. Plan.
- Draft can be found in Sharepoint, Documents, Ad Hoc Committees

Historic District Committee: Bill Stanton was absent for this meeting. He had presented draft ordinance language to the Planning Board for a Historic District on behalf of Historic District

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Committee. The CPC had reviewed the proposed/draft historic district ordinance language at the January meeting as well.

- The Planning Board will hold a public hearing regarding that request at the Planning Board meeting on February 23. The CPC will attend that meeting to say we are interested in preserving the historic nature of the village but the language for the ordinance may be too vague to actually implement.

What to present to the Select Board on March 28, 2023 re the work on the CPC so far:

- Describe demographics and how it has shifted over the last 10 years as this data, presented at the Housing Forums is important in the towns overall decisions
- A bullet on housing and the forum recommendations and next steps
- The proposal of 2 new sections to the CPC - Age Friendly and Health, and the expansion of historic district language.
- Joanne will present and Jan will attend (and anyone else who wants to is welcome).

Review of 2/1/23 Housing Forum:

- George Christopher attended the CPC meeting to learn about the Housing Forums Update which he had not been able to attend. He commented that the advantage of space between houses supports tolerance with your neighbors, and should be considered when designing additional housing options.
- Grow Smart Maine had hired a person to support three towns in Maine to plan for housing – in Gray, Caribou, and Bowdoinham so are available with technical assistance (TA) and information about adding housing while preserving farmland.
- Genesis Fund, a non-profit located in Brunswick, makes low-interest loans, and has a contract with MaineHousing to also support and provide TA about thinking outside the box to increase affordable housing.
- BCDI will continue their discussions about ways to support housing while protecting farmland and they also have connections with builders who may be interested in the process to date.
- The CPC needs to look at what changes in local ordinances might be necessary to facilitate the development of affordable housing not only in the Village I and Village II Districts, but how to also facilitate open space and housing in the AG/Residential districts.

Fred King expressed his interest in joining the Comp Planning Committee. Jason will send him both the link to the Comp Plan for 2014 and an application for membership.

There was a quick review of the timeline for completing the Comp. Plan. which will be added to the March agenda along with more details about the presentation to the Select Board.

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Meeting adjourned at 8:10pm.

Minutes submitted by Jan Marks