

Attendees: John Hodge, Steve Pelletier, Brian Robinson, Curt Neufeld, Andrew Sturgeon, Peter Piccarillo, Derek Scrapchansky (Town Mgr.), Susan Rae-Reeves (CPIC Chair, guest), Rick Schultz (also CPIC, guest), Dan Catlin (Guest, Developer).

AGENDA

- 1 CALL TO ORDER – Curt Neufeld**
- 2 MINUTES – Curt Neufeld -- Motion by Steve Pelletier to accept; Brian R. seconded – Unanimously approved. General note that attendance might be added to the minutes in a future format (Brian R. and Curt N. mentioned in group discussion). Chris W. to record attendance for future meetings as in past format (John Shattuck, former Economic Development director).**
- 3 Treasurer’s Report – Brian Robinson – discussion on Money Market account – JH noted that we could put in C/D’s since BR noted it could be 4-4.5%. Derek S. mentioned that other Town accounts have utilized C/D’s. Curt N. noted that perhaps Brian R. could come up with options in between now and next meeting.**

Motion by John Hodge to accept. Andy S. seconded – Unanimous approval.

- 4 CPIC UPDATE – Susan Rae-Reeves: Had met with Don Spann & Scott Libby as well as Planning Staff; noted in general that the current code needed a “clean-up” per advisement from Planning Staff. Recode Topsham project went over form-based code, workshops, and published an update in the Topsham Cryer and other updates. Further noted that there were some “bloody good” ideas in the new Code draft; consultants prepared a 12-minute video; and opinions were solicited from the Community. CPIC held a forum and input session (Stakeholders Workshop) a month or so ago. Susan brought a copy of the 2019 Comprehensive Plan update; posed the question (rhetorically) of “How do we get to REcode?” Susan also noted the “Back to the Future” type events that have drawn upon experiences from other communities. SRR: “This plan says “please do things differently;” “please do something about this plan and implement it...” CPIC committee took on the task of implementation, not an easy task and has been a journey to work with Town Leadership and other committees. REcode project focuses on “how the built environment relates to each other; and how public spaces present themselves...” As the town of Topsham, area evolves – we could think about evolving a gateway to the town that says “Wow, you’re entering Topsham...” We have an opportunity to do something different. SRR: “I come here with a general ask; how could TDI participate and join with CPIC in order to move processes forward? We cannot only think about what is good for businesses being here – we also need to think about what the Town’s residents want.” Reference to “Rural by Design” book by Randall Arendt (Brunswick Resident) and educational value of renderings and drawings / maps in book... Could we learn from this book relative to preservation of open space / nature as well as deliberateness of growth. Suburban sprawl has occurred since WWII; should we continue that? Could we bring Mr. Arendt in to speak about best planning practices (e.g. Form-based Code) and in order to bring some local perspectives based on planning principles? \$2000 speakers fee? Mr. Arendt is speaking from 1-3 PM on Sept. 21st (Mid Coast Council of Governments). Bath location for presentation (MCOG) – TDI could attend if possible? Rick Schultz noted that we may want to involve more Public Engagement relative to the consultants who have worked on Recode – at CPIC as we move towards Town Meeting; CPIC may not be going back to “Square One” however they would want more Public Engagement prior to any votes or decisions, etc. John Hodge noted that “We might need to understand more about what the Community Wants...” with regards to Affordable Housing, reference to NIMBY’s and community engagement based on actual projects that might come before the planning board. Folks in**

public forums want to be heard on projects prior to actual hearings or decisions made on projects. SRR noted that the general public might need to hear “Other Voices” in support of the plan (Recode) as it will have to build support for a “code cleanup” and vision over time. Reference to Matt Eddy – Derek S. noted that might be a good idea (to involve others); but would want to know more about the specific purpose of Matt and Randall and other involvement and what that might mean for Recode path forward. Curt N. noted that form-based code might facilitate “Main Street Brunswick, Main Street Bath, Main Street Camden” – how is parking on the street handled? There may be challenges in addition to the change (from a parking and engineering perspective on projects). SRR noted that the “Project Direction memo” in 2019-2020 might be informative? A lot of these public hearings were during COVID or over Zoom sessions. We might (per SRR) benefit from involving people in a room asking questions. Having had the Stakeholder Session – the need for “Office Hours” from the consultants (Leslie, etc.) arose... These sessions will be offered to Stakeholders. We should still consider a “knockout speaker” like Randall Arendt – or someone like Matt Eddy who might present on the “Continuum” of housing that is needed in the Topsham community. Andy S. held up the visual example (from 2019 plan) of Crooker Parcel; in order to realize the vision pictured, Crooker needs community support in order to relocate (due to neighborhood concerns, etc.) If we want the 54 acres (+/-) to be a part of this – we might need to take some steps in order to figure out solutions. Otherwise, action on the Crooker parcel might have to wait until the 2029 Comp Plan. John Hodge agreed that the “Not in my Backyard” (NIMBY) issues have made it challenging for future visions. Curt N., Steve P. and others noted that we might want to hear what Randall Arendt has to say? SRR noted that the presentation might be recorded? In order to help with attendance (watch party)? Curt N. would appreciate full participation (on office hours) of TDI Directors and guests in the room.
(Please note -- paraphrases above, edits welcome based on notes! CLW)

5 TOPSHAM FAIR MALL ROAD SURVEY UPDATE - Curt Neufeld

Curt N. updated group on survey timeline. Andy S. noted that it might be helpful for the survey work to be completed by end of September? Derek S. noted that Public Works (Dennis Cox) and other town staff should be kept in the loop on progress. Dan Catlin shared examples of survey data (Sitelines P.A. plans based on those, etc.) that Developer and Owner(s) of TFM already have. Dan C. also mentioned that “Live, Work & Play” is new ideal of Retailers and Storefronts. Land in between storefronts and streets could be utilized in order to facilitate this approach. Could the greenspace and sidewalks be optimized with benches and landscaping, etc.? Dan C. also referenced signage option for Market Basket – examples on “dressing up” the entrances and public spaces adjacent to streetscapes. Dan C. also mentioned nearby to Town Office spaces and opportunities for benches, places to get coffee. Curt N. mentioned pocket parks to dress up areas.

6 POTENTIAL LAND PURCHASE – Curt Neufeld

Town has an opportunity to pick up some land behind the Town Transfer Station. Could be a nice opportunity to expand existing trails, etc. This could also help buffering; Derek S. mentioned it is 14-15 acres. Appraisal has been completed for the property and Town is working with owner on negotiation. Questions about water treatment systems and sewer / septic – could be a liability if the property was developed... Per Derek S. and Curt N. – this would be an opportunity for land preservation and buffering. However, the town might need to act on the purchase prior to December of 2023? TDI could possibly help support this recreational project. General discussion (led by Andy S.) on logistics. Derek S. moved conversation towards Town Budget and Tax Rolls. Derek S. working hard on next fiscal year budget. TDI could help the town with this public project that would benefit community. Could be \$175K and a potential General Fund item – something to strongly consider.

7 FINANCIAL POLICY UPDATE – Curt Neufeld

Curt N. has drafted a policy and shared with a couple members of TDI. Also solicited feedback from Larissa Darcy (BDC) – since Town of Brunswick helps administer grants, etc. More research might be

needed on who/whom might administer any micro loans or grants... Curt N. mentioned the need to investigate policy further – and will circulate drafts (remotely) in between now and next meeting(s) this Fall. John Hodge mentioned the need to benefit the Town and its residents as a primary role for TDI.

8 ACTIVITY UPDATE (time permitting) – Derek Scrapchansky

9 ADJOURN