



Topsham, Maine

Comprehensive Plan Implementation Committee Meeting Minutes

December 11, 2023

Present: Susan Rae Reeves, Andrew Sturgeon, Joe Feely, Rick Schultz, Pete Bono, Robin Brooks, Julie Erdman (Town Planner), Margaret Williams, Larry Brann (Planning Board liaison)

I. Welcome and Agenda Review - add debrief on visit to Downs

II. Public comment N/A

III. Administrative Items

- Minutes of November 13, 2023 meeting - approved
- Calendar items
 - CPIC workshop 12/19, 4-5 PM - Look at our schedule going forward. Calendar and work plan review. In general we have our workshops on the third Tuesday 4-5 PM in the upstairs conference room.

IV. ReCode Update

- Property owners 12/2 open house: It was a small turnout but those present were interested and engaged. We had a representative from the development community. Let's look into using more social media to promote our events. A "Plan Your Topsham" Facebook page was created and revised to "Topsham: Your Vision in Action."
- Debrief and review of the field trip to Scarborough Downs. Committee members met representatives of Scarborough Downs on the redevelopment team in a conference room looking at plans and maps and had a tour. Pete wrote a great summary of the trip for those of us who couldn't make it. Take-aways—Housing diversity is in our Comp. Plan and we saw this diversity in the redesign planning for Scarborough Downs. 525 acres with 75 acres of wetlands and 425 acres of usable land. Dan Bacon on form-based code—they used a hybrid approach. Flexibility built in—Planning Board was intimately involved. Walkability was a huge asset to the plan. Phased-in development. Form-based code is best used in mixed use areas such as the town center. 120 units of senior housing and continuum of care are included in the plan. 500 of the 2000 housing units are already built, but not many more single family detached homes. The developers have donated 25 acres to the local land trust. When the redevelopment is finished there will be 25 miles of trails and sidewalks. Lack of trees makes it feel bare and exposed. Green space in the town center area to compensate for the density of development. 10% affordable housing sounds low and there's a question about

whether low wage workers will be able to afford to live there. Stark disparity between real wages and cost of housing today.

-Transportation–will be linked with local systems

-Gas stations on the outskirts at Costco

-Drive-throughs–only coffee shops, not restaurants.

- Office hours, next steps: We are planning another office hours in January, date TBD, and another round of workshops with the Select Board and Planning Board.
- Select Board Update - will be on 12/21.
- Staff review team (feedback and possible additional dates) No update yet.
- Code Cleanup/Update process–Chugging along slowly. Subdivision ordinance will be discussed this Thursday 12/13.
- Milestones and timeframe for this phase: We need to wrap up this phase to get a clean draft for comments and feedback. We'll address this at our 12/19 workshop.

V. Liaison updates

- TDI will be meeting this Wednesday with a robust agenda. Andy will update us next month.
- Topsham Public Library–Robin met with Susan Preece and reviewed Matrix items where the library was a leader. They have a continued need for expanded space and increased funding from both municipal and non-municipal revenue sources. Social connection has been an important goal and that everyone is welcomed and served. There have been important upgrades to environmental efficiency both interior and exterior, including EV charging stations.
- Select Board–CPIC will be on the 12/21 agenda rather than 1/18. Susan will circulate a draft tomorrow, due 12/13. We'll suggest a workshop on the 2019 Plan, with focus on ReCode.

Adjourned 5:45 pm.