



## Topsham, Maine

# Comprehensive Plan Implementation Committee Meeting

## AGENDA

January 8, 2024

---

Present: Susan Rae-Reeves, Joe Feely, Rick Schultz, Pete Bono, Robin Brooks, Julie Erdman (Town Planner), Andrew Sturgeon, Margaret Williams, Pam Belford; Members of the public: Dan Flaig.

### I. Welcome and Agenda Review

### II. Public comment - None

### III. Administrative Items

- Minutes of December 11, 2023 meeting - approved
- Calendar items
  - CPIC workshop 1/16 - Office Hours #3, We have several people signed up through 5:40. Leslie Oberholtzer will be with us.
  - 12/21 Select Board Update - Next Steps. The Select Board accepted our invitation to hold a workshop on the 2019 Plan with focus on ReCode, the date may be in the first half of February. Julie and Susan will follow up.

### IV. ReCode Update

- Milestones and timeframe recap: We discussed a timeline and milestones for bringing ReCode to the voters in late January or early February of 2025 Special Town Meeting:
  - February 28, 2024 - End of input on this draft
  - March 2024 - consultants produce redline of Topsham Center ReCode for review by committee, staff and stakeholders during monthly meeting and workshop.
  - April 1, 2024 - Goal for the revised draft, schedule a Planning Board workshop in April, a Select Board workshop in April or early May.
  - May 2024 Special Town Meeting - Kick off public engagement phase of ReCode.
  - June 2024 - family-friendly community input event.
  - Sept - Dec, more public engagement as needed.
- A question was raised about funding for this project. That's part of budget discussions underway.

- Code cleanup/update: Planning Board met on Dec. 14 to go over revision to subdivision ordinance and on the 28th they reviewed articles 12-15 of the zoning ordinance changes. 1/25/24 may be a workshop on Conditional Use. Then one more workshop.
- Update on 1/2/24 CPIC workshop. Members reviewed the timeline, above, and also heard ideas related to Dave Holman's proposed project on Union Park Road with at least 179 housing units—1 and 2 BR units with a few studio apartments. Current zoning doesn't allow for this density. In an initial review of the project, the idea came up around how the ReCode zoning boundaries were determined. We will share this with Leslie O. and the committee will revisit this as we move towards wrapping things up.
- Revisited the suggestion that we prepare an inventory of non-conformity in the Topsham Center Zone – might be a good project for a Bowdoin College intern.

#### **V. Liaison updates**

- TDI is working with consultants on a survey of the Topsham Fair Mall area. TDI has asked for some changes, such as having businesses properly labeled. All property lines, easements, infrastructure will be on the survey/plan. Also, they are cleaning up TDI bylaws in anticipation of future use of TDI funds. An example is extending sewer and water to the west side of I295—TDI may consider assisting a developer. Focused on how to support economic development in the community. Crooker Construction has sought TDI's help with facilitating a conversation with the Pejepscot neighborhood. A response from TDI to Crooker is forthcoming.
- Pete attended the Dec. 28 Planning Board meeting and they are streamlining the processes and making sure it works for applicants, PB and staff. The process is moving well.

Adjourned: 5:40 pm