



Topsham, Maine

Comprehensive Plan Implementation Committee Meeting

MINUTES

March 11, 2024

Present: Julie Erdman, Susan Rae-Reeves, Joe Feely, Rick Schultz, Pete Bono, Robin Brooks, Andrew Sturgeon, Angela Twitchell, Pam Belford; Members of the public: Dave Marcello, Brian Banton and Nadia Celis

I. Welcome and Agenda Review: No change in agenda.

II. Public comment: Brian Banton and Nadia Celis reside at 6 Elm Street and own the corner lot with the “Welcome to Topsham” sign. Brian shared an article about how construction costs have doubled since 2015. He spoke to the four-unit cap being proposed in ReCode and is looking at ways to make their housing development project work. He shared two photos of properties on Federal Street in Brunswick, both with many units next to single family homes. Nadia spoke to some of the unique challenges of their property, including the noise level and consequent reduction in property value. Brian is looking at the row house model, a three-story flat-roofed structure. He is looking at Italianate duplexes across the bridge in Brunswick, with examples on Park Row, including the corner Pumpkin House, Skofield-Whittier House, etc.

III. Administrative Items

- Minutes of February 12, 2024 meeting -approved as presented
- Calendar items
 - CPIC workshop 3/19 - Focus on Town Center revisions
 - Select Board Workshop: scheduled for May 2 to orient the Select Board to ReCode and Town Center revisions

IV. ReCode Update

- Update on 2/20/24 workshop– without Leslie O., focused on zone boundaries and possible changes.
- Update on 3/5/24 workshop– with Leslie O., agreed on renaming zones to have them less geographically tied where appropriate, as follows: Annex is now Mixed Residential, Crooker District is now Master Plan District, Topsham Fair Mall 1 is now Commercial Mixed-Use, the Union Park Road section of the Upper Village and Topsham Fair Mall 2 are both Mixed Transitional as zones that are between commercial and residential areas. We also reviewed boulevard streets, anticipating that MDOT may create a road through the Master Plan District to connect 295 with 201 to alleviate traffic congestion. Also

some shifting on materials to account for improvements in quality of composites, etc. These revisions will be redlined on the revised draft.

- Update on Planning Board ReCode cleanup/update – March 28 will be a review of the Use Table and the Dimensional Tables in the ordinance and running through the ordinance to be sure all revisions are captured.
- Review of milestones and timeframe now through May 2024: May 2 workshop with Select Board to cover ReCode. Town meeting is Wednesday May 22nd. We plan to announce the public engagement process of the ReCode Project at that time. Mark suggested the latest redline draft be put on the town website. Big open houses for the general public will follow the Town Meeting, along with workshops with the Planning Board and Select Board, likely in the fall. We need to think about how we will receive public comment at our public sessions. We could design a form that people can use to cite the section of the code they have questions or concerns about, and email that to the planning office. One thought is to send a letter to property owners alerting them that the latest draft will be on the town website. *Note: Julie's last day is April 12th.* We will have a meeting with developers the first week in April to allow for completion of the draft revision process.

V. Liaison updates

- Check in – status of activity: None this meeting

Meeting Adjourned: 5:36 pm