



## Topsham, Maine

# Comprehensive Plan Implementation Committee Meeting

## MINUTES

June 10, 2024

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Present: CPIC: Susan Rae-Reeves, Joe Feely, Pete Bono, Andrew Sturgeon, Margaret Williams, Pam Belford, Rick Schultz; Larry Brann, Planning Board Liaison to CPIC; Staff: Mark Waltz, Town Manager, Skye Siladi, Director of Planning, Jeff Emerson, Assistant Town Manager. Members of the public: Victor Langelo, Chair, Topsham Conservation Commission

### I. Welcome and Agenda Review - no changes

### II. Public comment - see below

### III. Administrative Items

- Minutes of May 13, 2024 meeting - approved unanimously
- Calendar items
  - CPIC Community Forum - June 18, 4:30-6, noted

### IV. ReCode Matters

- Proposal from TCC regarding R3 Zone + Natural Areas Plan
  - Victor Langelo provided a brief history of the TCC's work, noting the 2010 Natural Areas Plan is delayed in being updated. That plan offered a map of areas to be protected, with data to back it up and public input related to priority areas to be protected and implementation strategies. Given the delay in updating the plan, the TCC proposes adjusting current ordinances in a few different ways, including larger lot subdivisions, open space subdivisions, a habitat mitigation fee.
  - After questions and comments, the committee thanked him for his remarks.
- Debrief Town Meeting Rollout - the turnout was estimated at about 60; the display and flyers to attendees was a start. The images from posters in the town hall lobby and community forums of different kinds will bring the project to mind and give opportunities for conversation and learning.
- Next steps in public rollout
  - Online form for questions and comments - There is an on line form as part of the town website. The committee will rely on staff for next steps.
  - Dates to set - Town Hall display - Wednesday, June 12 at 11:30 will be the day for putting up the posters. The current displays will be down by then.

- Coffee with ReCode - All are willing, and it's just a matter of scheduling sessions at different times. We'll try to offer as many as we can. Getting announcements into The Cryer has an earlier deadline (17th of the month), so we may get something in for the July issue.

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

- TDI - Andy noted the next board meeting is on 6/19. Just today they completed a scope of work for Wright Pierce to do a broader project than the study they did in 2004. Since they have all of the data from that earlier project on the southwest quadrant, given the interest it's an opportunity to get a cost estimate on getting water and sewer into a larger area up to Meadow Cross. There was a master plan for that 100 acre area giving parameters to be met that pretty much prevented development. There was a brief discussion about the landscape of that area, which includes some wetlands, possible vernal pools. The scope will be presented at the next board meeting. The TFM study is an as-built survey of the TFM from 196 to Winter Street. The traffic study that was done several years ago anticipated more road than now exists. So the parcel by parcel study of the as-built area will be helpful with the revised code.

Adjourned 5:49