



Topsham, Maine

Comprehensive Plan Implementation Committee Meeting

Minutes

December 9, 2024

Present: Susan Rae-Reeves–Chair, Pam Belford, Andrew Sturgeon, Margaret Williams, Robin Brooks, Skye Siladi–Town Planner, member of the public

I. **Welcome and Agenda Review** No changes

II. **Public comment** None

III. **Administrative Items**

- Minutes of November 4, 2024 meeting - minutes were distributed ahead of the meeting; unanimously approved.
- Topics/focus for workshops–1. Julie Erdman’s spreadsheet of property in the Topsham Center Zone would be of benefit for us to look at. 2. Use Table–What, if anything, in the town center zones, is changed?
- December 17 workshop, 4-5 PM–We may use this time to discuss non-conforming properties? The CEO will review the spreadsheet to identify areas of concern related to nonconformities. Tentative workshop–may be canceled.
- Future meeting dates that occur on a holiday - In 2025, only Indigenous People’s Day falls on a 2nd Monday, Oct. 13. We will hold the meeting on the following day, Oct. 14. That’s a long way off, but Skye will secure it in the event it’s needed.
- Letter of support from CPIC for town grant proposal re Complete Streets Plan. The draft letter was circulated along with the meeting announcement and other materials. One suggestion was made, and that edit was made. The committee gave unanimous approval to provide this letter of support. Susan will get it to the Bike Ped. Committee.

IV. **ReCode Matters**

- Update on 12/4 Developers Workshop–The workshop was recorded and we will invite the consultants to watch it. A majority of the comments were repetition of comments that had been made before. Developers say the revised parking code is a deal breaker. CPIC needs to review the issues brought up by developers with the consultants. Landscaping can mitigate front parking (like at Market Basket) and pedestrian/bike access. EV requirements are prohibitive. Andy noted a few projects in Damariscotta that were able to offer parking in ways that shielded parking by a berm to be less visible. There also were concerns about the placement of heat pumps on larger multi-family buildings. Several things to discuss and address. Skye will reach out to the consultants,

letting them know of the workshop, the recording and requesting a meeting with the committee.

- Work Plan + milestones ahead in the process: Skye is preparing a spreadsheet with all comments from the attorney and community. In early February Skye will send the draft to the consultants. The next draft will be the public engagement and Planning Board review draft in March 2025.

V. Liaison updates 5:30-5:45

- Check in – Andy will give a TDI update in January.

Meeting adjourned at 5:45 pm.