



Topsham, Maine
Comprehensive Plan Implementation Committee Meeting
Hybrid by teleconference and in person, Don Russell Meeting Room

MINUTES

June 9, 2025

Start Time: 4:30 PM

In attendance: Susan Rae-Reeves, Joe Feely, Pete Bono, Rick Schultz, Andrew Sturgeon, Robin E. Brooks, Skye Siladi, Town Planner.

I. Welcome and Agenda Review - no changes

II. Public comment - NA

III. Administrative Items

- Minutes of May 12, 2025 meeting - Reviewed and approved.
- Next workshop - Tuesday, June 17 4-5 PM, 2nd floor conference room
- Select Board - Board, Commission and Committee Policy. A revised version of this policy may be presented on June 19th.

IV. ReCode Matters

- Attorney comments - Some of the comments are minor corrections while others are more substantive changes. Skye focused attention to Article 2 comments. Regarding accessory buildings the committee consensus is to leave things as they are.
- Review of draft/changes focusing on Article 2: 2-9, 2.60.6–Remove the word “Dimensional” from the title of the section. Skye indicated that this section needs to be re-written.
- 2.80.45–Skye said it is good the way it is written. We discussed additional stories and covered parking. Skye will get Leslie’s input on possible changes and share them at our next workshop.
- Next steps - Planning Board workshops - Skye has drafted a timeline for the Planning Board to workshop sections of this draft from June through September, roughly as follows:
 - June 26th meeting (6:30 PM) - Articles 3,4,5, and 11
 - July 10 and 24th - Articles 2 and 8
 - August 14 – Article 6, Principle Uses,
 - August 28 – Article 7, Accessory Uses
 - Skye will share the proposed timeline doc with CPIC for our information only.
 - Agreed - change the CPIC July meeting from the 14th to the 7th; we will use most of the time as a workshop to prep for 7/10.

V. Liaison updates

- TDI, Andy presented the engineering report on Infrastructure to the Planning Board. Andy framed the issue as follows: “What role will the town play regarding infrastructure improvements?” This conversation will occur with the Select Board. TDI is going to research available funds, grants, TIF’s, etc. Susan spoke about Build Maine workshops and the challenging task for towns to develop capital improvement plans that go beyond the usual 5 year horizon and that consider all major systems in the planning process.
- Acknowledged that the Climate Action Plan passed - kudos to the Energy Committee for their good work.

Adjourned: 5:42 PM