



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

MINUTES
September 8, 2025

Attending: Susan Rae-Reeves, Pam Belford, Robin Brooks, Rick Schultz, Pete Bono, Skye Siladi,
Town Planner

I. Welcome and Agenda Review - no changes

II. Public comment - none

III. Administrative Items

- Minutes of July 7, 2025 meeting - approved as presented, unanimous
- CPIC annual report - FYI and discussion: The report is due at the end of October. Suggestion to include full dates/years for clarity where appropriate.
- Next Planning Board meetings/workshops
 - September 11–workshop starts 6:30 PM, Articles 4, 12, 14. Not sure PB will get through all of this, so an additional meeting may be required.
 - September 25 - Articles 2 + 8
 - October 9 - Article 6
 - October 23 - Article 7
 - November 13 - Articles 9, 10 + 15
 - December 11 - Final review
- Dates/content of workshops may shift as needed

IV. ReCode Matters

- Height flexibility in the center zones - section 2.60.6b - there is added flexibility if conditions are met
- (1) Parking: The current language is okay.
- Trees are a concern, maturity, dimensions, etc. The town does not have a tree warden or tree ordinance but CPIC would like the language around (3) Mature Trees to be fleshed out and clarified.
- Discussion of (2) Facade Material, there were questions, incl consistency with Ch.8
- (4) Community Space: A few things need to be clarified such as reservable space for community gatherings–state whether there will be a fee. The size of the space is important, ought to accommodate more than a handful of people.

Adjourned: 5:30 PM