



Topsham, Maine
Comprehensive Plan Implementation Committee Meeting
Hybrid by teleconference and in person, 2nd Floor Conference Room

MINUTES

October 14, 2025

Attending: Susan Rae-Reeves, Joe Feeley, Pam Belford, Pete Bono, Robin Brooks, Skye Siladi, Planning Director. Also present for a portion of the meeting was Leslie Oberholtzer of Codametrics.

I. Welcome and Agenda Review

II. Public comment

III. Administrative Items

- Minutes of September 8, 2025 meeting - approved
- A revised schedule of Planning Board meetings/workshops was presented, the next being October 23 - Articles 2 + 8 Form Based Code

IV. ReCode Matters

CPIC members discussed the two projects, 99 Main St. and 100 Park Dr., prior to the consultant joining the meeting. Leslie shared and discussed three conceptual sketches for 99 Main St.

- Review and comment on 99 Main Street - consultant commented about the sketch. On street parking? Yes, it is allowed. Leslie's three sketches offer excellent walkability.
- Review and comment on 100 Park Drive Apartments: consultant comments pending. The four buildings going in are 100% residential. Discussion of the Goodwill store being nonconforming, which presents problems if the store wants to expand. Skye outlined three options for making this work. The smallest accommodation is to expand the non-conforming use option. We discussed pros and cons of the various options and did not come to a conclusion about the best approach. The committee is sensitive to the issue of fairness. The CPIC Chair will write something up for the PB explaining our perspective.

V. Other, none

Adjourned: 6:07 PM