

TOWN CENTER PLANNING COMMITTEE MINUTES—MAY 19, 2014

Members Present:

- Stephanie Carver, Chair
- Peter Curry
- Skip Murray
- Lee Ruty
- Dave Sherman
- Steve Parkhurst
- Jamie Wagner

Staff Present:

- Maureen O'Meara, Town Planner

Item 1: Meeting Called to Order

Meeting called to order by Chair Carver.

Item 2: Approval of Meeting Minutes

Minor changes made to minutes of April 14, 2014. Moved and seconded to approve minutes from April 14, 2014. Motion passed unanimously.

Item 3: Public Comment

- Mary Townsend asked about obtaining a map and/or information regarding wetlands in the Town Center zone. No such maps exist.
- Susan McGinn asked if wetlands exist south of CELT in the Town Center zone. Maureen O'Meara responded that her data was anecdotal. Nothing that town has heard would preclude development.
- Mary Townsend asked about TIF zone. Asked if the TIF would only benefit the TC zone. Response that depends on how TIF is structured. Law precludes spending it on school, but could be spent on something that benefits the schools. Concern about the effect of the TIF on school finances.
- Susan McGinn discussing library space and the idea that there is ample space in the front for green space.

Item 4: Final Review

Page 6, Introductory paragraph: J.Wagner suggests adding in who provided cost estimates.

Goal 1: M.O'Meara discusses sidewalks cost estimates.

Goal 2: M.O'Meara discusses Main Street goal.

Goal 3: M.O'Meara discusses primary commercial goal. Discuss cost estimate. J.Wadd \$20,000 for consulting engineer, and in house staff time.

4: M.O'Meara discuss Town Green concept. J.Wagner suggest removing "questionnaire distributed" and replacing it with "feedback received." Discuss possible changes regarding support of proposal to develop a parcel in TC. Decide not to change.

5: M.O'Meara discuss design standards. Leave as is.

6 (part of Goal 5): M.O'Meara further discuss design standards and costs associated with. Add in to whom monies will be paid.

7: Infrastructure financing: M.O'Meara discuss financing. Says this is biggest differentiation from earlier TC plan. Added in one sentence advising that the TIF be considered in the context of the impact on municipal and school budgets.

Appendices--Discuss sidewalk cost estimates

Further discussion regarding Haffenreffer property, RP1 and RP2 ordinances. Planning Board must use standards of review. The concept plan would not necessarily go forward under current ordinance. Peter Curry says there is a mutual interest between developer and town.

Vote: 7-0 in favor of recommending the plan to the Town Council.

2nd Public Comment:

- Sara Lennon asked about getting public comment early in the process.
- Mary Townsend talked about Haffenreffer property and substantial public good.
- Susan McGinn is concerned that someone is offering their land to the town and that we may be changing our restrictions to accommodate the landowner. Thinks it sends the wrong message about other undeveloped areas in our town.

Adjourned at 5:19