

## Comprehensive Plan Committee Presentation Summary

Organization Name: Broad Cove Neighborhood Association

Presenter: Harvey Rosenfeld

Time and Date: Tuesday, February 15<sup>th</sup>, 7:00 p.m.

Location: Cape Elizabeth town hall

Estimated number of attendees: 10

Summary of Questions/comments:

Started off the meeting with an introduction of the attendees and myself to break the ice and get a feel for the group. After a brief introduction to the committee's process and goals, I did a quick review of the power point presentation of the Comp Plan introduction and then reviewed the Population Chapter power point.

One member of the association wanted to know why we were focusing on the Broad Cove neighborhood, which gave me a chance to explain the town wide nature of the Plan.

None the less, discussion centered around neighborhood issues and concerns; beach ownership and access, Sidewalks and safety on roads (noise, traffic, and impact), greenbelts (positive and negative), and paper streets.

Toward the end of the meeting, one participant came to the conclusion that this wasn't just a neighborhood issue but a town wide one. That changed the tenor of the meeting and, I believe made the evening more constructive.

## Comprehensive Plan Community Presentation Summary

Organization Name: Brentwood Neighborhood Association

Presenter: Victoria Volent

Time and Date: Monday, March 5th at 6:00 p.m. - 6:50 p.m.

Location: Town Hall, Lower Level conference room

Estimated number of attendees: \_\_\_\_\_

Summary of Questions/comments:

## Comprehensive Plan Community Presentation Summary

Organization Name: CELT

Presenter: Elizabeth Goodspeed

Time and Date: November 27, 2017, CELT Board Meeting

Location: \_\_\_\_\_

Estimated number of attendees: \_\_\_\_\_

Summary of Questions / comments:

## Comprehensive Plan Community Presentation Summary

Organization Name: Canterbury on the Cape

Presenter: Elizabeth Goodspeed

Time and Date: February 22nd, 5:45 pm

Location: Community Center, Ocean House Rd

Estimated number of attendees: 10

Summary of Questions/comments:

- There is minimal starter housing available in Cape.
- Any new developments should encourage families, not be condos for 55+.
- Include playgrounds in new neighborhoods.
- Encourage diversification among contractors working in town, so that they will take a risk on building housing that attracts young families instead of the more sure bet of seniors.
- Look into Falmouth's under 5 population to see if they are facing the same issue with decreasing youth populations.

## Comprehensive Plan Community Presentation Summary

Organization Name: CE Historical Preservations Society

Presenter: Peter Curry

Time and Date: Monday, February 5, 2018, 6:30 p.m.

Location: Town Hall, Lower Level conference room

Estimated number of attendees: 25

Summary of Questions/comments:

This was a very cordial crowd that started at 17 and grew. The slide show could not be used.

- There were questions about the scale on the population chart.
- Have we inquired among residents about housing preferences? They did not seem aware of the public opinion survey
- They inquired about the outlook for different types of housing construction.
- They were interested in new residential construction vs. re-sale of existing larger homes by owners wishing to downsize.

## Comprehensive Plan Community Presentation Summary

Organization Name: Cape Cottage Beach Association

Presenter: Sara Lennon

Time and Date: Wednesday, March 28th, 7:30 p.m. -9:30 p.m.

Location: St. Albans, Shore Rd

Estimated number of attendees: 30

### Summary of Questions/comments:

While someone ran home to get the adapter needed to connect TV with laptop, I initiated an informal introduction about the comp plan process, state requirements, committee make-up and charge etc. They were interested in how our recommendations are enacted so I described the role of the town council, ordinance committee, planning board etc. When he returned I took them through the slide show, pausing frequently for questions and conversation. They were quite interested in the population section and its implications on planning. For the second hour I showed them the town-wide survey results which also generated a lot of interest and conversation. The following is a summary of major topics of conversation:

First comment was cell phone coverage—unanimous agreement it needs to be dramatically improved.

They really want and need their roads repaved and wonder how to get on the list.

They were very interested in generating a profit from Ft. Williams and best ways to do that. Split on whether parking fees is a good idea (seemed to fall somewhat by age), but there was consensus that we should be charging buses much more. One man said if we do charge for parking it should absolutely be done by scanner/computer, a technology that is becoming common and it alleviates the need for staff to check receipts. Folks thought allowing some events a good idea. One person there is on the foundation and explained about the 2 groups and the work they are currently doing to plan for the future in terms of visitors, buses, profits, etc. Several mentioned Fort traffic along Shore is a problem in the summer months. Others agreed they just don't go there at the height of tourist season.

One man suggested we do an assessment of the last comp plan and how it went—the process, level of satisfaction, how much has been changed or implemented as a result and if that is known/appreciated by the residents. It would help us do a better job, much as companies and organizations do.

One woman brought up a lack of diversity in Cape, which led to a conversation on affordable housing and various means of addressing the challenges of moving to Cape. They understood the difficulty of infill, didn't particularly want apartment buildings, but thought allowing multifamily use in what now or single-family homes might be a good idea.

This led into rising property taxes, school expenses, and whether the increases are sustainable. While there were differing opinions, everyone understood the importance of strong schools and valued municipal services, which led back to revenue generation. We discussed demographics and school-age population trends. One woman said most of the young families she knows purposely waited until their oldest child was ready to begin school before moving to Cape, which helped them save up some money, because schools are the primary driver for younger families choosing Cape.

A broker described the current situation: she has plenty of eager buyers but very little inventory because houses aren't moving. We talked about places for empty-nesters to go so they'll move out of the larger homes. A few couples said they'd been able to buy in their neighborhood because the recession 10 years ago made the homes affordable for awhile.

We spent some time discussing how to entice people to build things in the center without making them look like office buildings. One person had an idea to change the design standards so if it's over a certain size it would be either divided up into smaller buildings or maybe set forward and back to look more like houses. Mostly people agreed they would like small or village looking structures such as Rosemont Bakery that could be both retail and residential but not look commercial. One asked when the "mall" would be upgraded to look nicer and another asked about the empty lot next to town hall. Several expressed surprise that the land and buildings in the center are privately owned.

They were very interested in looking at the results of the survey. Not surprised that open space, rural character, trails topped the list of what citizens value. One man asked about the Sprague property and how that fits into future planning.

## Comprehensive Plan Community Presentation Summary

Organization Name: Cranbrook (Belfield Association)

Presenter: Elizabeth Goodspeed

Time and Date: Sunday, January 28, 2018, 6:00 PM

Location: Community Services

Estimated number of attendees: 29 people present

Summary of Questions/ comments: There were no questions or comments.



## Comprehensive Plan Community Presentation Summary

Organization Name: Cape Farm Alliance & Cape Fisherman Alliance

Presenter: Penny Jordan

Time and Date: 7:00 p.m., February 28, 2018

Location: Community Center

Estimated number of attendees: 15 people in attendance (farmers 12) and fishermen (3))

Summary of Questions/comments:

### Comments

Concerns:

- Need to make sure that scenic view and historic structures are not considered in ordinances in a way that encumbers use by owners
- Zoning and taxes are “the death of large land owners” - landowners are holding property that could be used for development –
  - Landowners need to be able to leverage their asset – zoning that limits this could cause landowners to sell or develop property
  - As taxes increase landowners may need to consider releasing some of their land for other uses
- Farming and fishing is an asset to Cape Elizabeth they create open space and an active working water front
- Maintaining an active working water front for commercial fishing is import and again, is an asset to our town
- We need to be vigilant re property rights and land use and how they are represented in the Comprehensive Plan and ordinances

### Asides for PAJ & CFA

- Connect our farming and fishing industries to our schools – discuss with CELT
- Make sure to send blasts to Cape Farm Alliance and Cape Fisheries so they can engage in Comp Plan work: chapters, forums, questions happening

## Comprehensive Plan Committee Presentation Summary

Organization Name: Cape Diversity Coalition, Nasir Shir, [mnshir@gmail.com](mailto:mnshir@gmail.com)

Presenter: Harvey Rosenfeld

Time and Date: Tuesday, February 6<sup>th</sup> 5:30 p.m.

Location: Cape Elizabeth Methodist Church, Ocean House Rd.

Estimated number of attendees: 9

### Summary of Questions/comments:

As expected the session started off with the question of diversity, or rather the lack of diversity in Cape Elizabeth. This gave me a good opportunity to make the point, that I reiterated throughout the session that a comprehensive plan is a land use plan. I was able to illustrate that diversity could be affected, positively and negatively through land use planning. The Coalitions issues, beyond the vision of diversity centered on the economy, housing, transportation, and public facilities. I think an underlying thread that came out of the meeting was the feeling of elitism in the Cape as a cause for lack of diversity. Again, not an issue of land use planning.

The coalition has some internal divisions that they have to work out on what is needed and how to approach the issues. They are working on a plan which I have encouraged them to submit to the Comp Plan committee and I feel it will be more focused on land use issues affecting diversity than it might have been. I also encourage them to take a more active role by attending the next forums, meetings and Loomio.

## Comprehensive Plan Community Presentation Summary

Organization Name: Cape Woods Association

Presenter: Maureen O'Meara

Time and Date: 6:30 p.m. Thursday, February 8, 2018

Location: South Portland, 1st Congregational Church, Cottage Road

Estimated number of attendees: 14

### Summary of Questions/ comments:

There was a question about how public opposition gets factored into Planning Board review of new development. I explained that development is reviewed based on standards in the town ordinances and public comments can identify issues that should be addressed under the standards. If a project meets the ordinance standards, the Planning Board should approve a project or the town could be vulnerable to a legal challenge that property has been "taken" without compensation. The comprehensive plan is important because it is the legal underpinning for the town's land use regulations.

There was a question about what involvement abutters have when a new sidewalk is proposed for construction, and possible concern with a sidewalk proposed on Cape Woods Drive. I explained the committee is supporting more sidewalk construction and focusing on major roads, like Mitchell Rd, Fowler Rd and Scott Dyer Rd, as well as the town center.

There was appreciation of the effort to reach out to community groups during the comprehensive plan process.

## Comprehensive Plan Community Presentation Summary

Organization Name: Eastman Meadows Association

Presenter: Tim Thompson

Time and Date: June 12, 2018, 7:30 p.m.

Location: Purpoodock Club

Estimated number of attendees: 50-60

Summary of Questions / comments:

Presentation was well received.

There was lots of conversation about the population statistics and how Cape has grown at 1% while surrounding towns had more significant growth rates. Attendees also noted the growing numbers of older population and declining numbers of younger population.

There was a lot of interest in Fort Williams Park and open space. Most were willing to charge for visiting the park and also looking at other ways to generate income in the park.

A question was raised that communities like Eastman Meadows don't use many town services and should there be corresponding consideration for them regarding taxes.

No one was aware of the comprehensive plan online forum.

Generally, this was a group very happy to live in Cape Elizabeth, including folks who have chosen to retire here.

## Comprehensive Plan Community Presentation Summary

Organization Name: Fort Williams Park Foundation

Presenter: Tim Thompson

Time and Date: March 6, 2018, 6:30 p.m.

Location: Library

Estimated number of attendees: \_\_\_\_\_

Summary of Questions / comments:

## Comprehensive Plan Community Presentation Summary

Organization Name: Lions

Presenter: Harvey Rosenfeld

Time and Date: 6:00 p.m., Jan 16, 2018

Location: Lions Club Board Meeting, 1 Wheeler Road

Estimated number of attendees: 24

Summary of Questions/comments:

I believe it was a good meeting, well attended and with an interested group. After dinner I spent about an hour on my presentation and the question period. Unfortunately, they didn't have the cables to connect the projector to the lap top, so I didn't use the slides. I gave a brief overview of the process and it became clear that there was very little understanding of comprehensive planning, why we do it, what it's for and why it's important. I believe I made some inroads into those areas. What became clear, early on, was a distinct distrust of the Town Council and their motives and whether public participation counts. Hopefully, I made some inroads into dispelling there concerns albeit minor, we'll see.

Discussion and questions centered around process and the topics we have discussed in committee, ie: economic development, housing etc., with a lengthy discussion on affordable housing. Surprisingly, housing and the need for affordable housing took center stage rather than taxes.

The meeting ended at 8:00 p.m. with informal discussions with individual members for a bit afterward. I passed out the fliers for the forum and stressed its importance a number of times, as well as Loomio.

Good meeting, and, I think, definitely worthwhile.

## Comprehensive Plan Community Presentation Summary

Organization Name: PCPA

Presenter: Susana Measelle Hubbs

Time and Date: Wednesday, January 10, 2018, 9 am

Location: Jordan Conference Rm, Town Hall

Estimated number of attendees: 10

Summary of Questions/comments:

- Is there a way to improve school drop-off and pick-up venue to make it more fluid?
- Can there be more sidewalks in the neighborhoods nearest the schools?
- Can there be a safer option for crossing 77 to get to Cumberland Farms (the nearest crosswalk requires crossing two streets and is out of the way)
- Can the cafetorium be enlarged?
- In what ways can the schools be improved to look less worn down?

## Comprehensive Plan Community Presentation Summary

Organization Name: Rotary

Presenter: Peter Curry

Time and Date: November 29, 7:00 p.m. (dinner at 6:15 p.m.)

Location: Purpoodock Club, 300 Spurwink Avenue

Estimated number of attendees: 25

Highlights of Questions / comments:

1. Was told to expect questions during presentation, but none made.
2. Two questions only at the end:
  - Would be considering different types of housing to achieve diversity?
  - Would we consider impact of tourism, and how to respond to it?



## Comprehensive Plan Community Presentation Summary

Organization Name: AP Government Class

Presenter: Tim Thompson and Maureen O'Meara

Time and Date: January 24th, 7:55 am

Location: CE High School, Mr. Jordan's class

Estimated number of attendees: 20

Summary of Questions/comments:

- What can we do to create affordable housing? Why do people oppose affordable housing
- Should the Cape school system accept tuition students? Will decreasing enrollment result in reducing the school program?
- How can we participate in the plan? Students offered extra credit to attend January 25th public forum. It's ok to come late after the Hockey game.

## Comprehensive Plan Community Presentation Summary

Organization Name: AP Government Class

Presenter: Tim Thompson and Maureen O'Meara

Time and Date: January 25th, 11:45 am

Location: CE High School, Mr. Jordan's class

Estimated number of attendees: 17

Summary of Questions/comments:

- Regarding development, you can't just say no. We try to manage development so that it best fits the town's needs and still respect private property rights.
- Looking at the 2007 plan and maps, how do you protect floodplains? We also looked at the Vulnerability Assessment to review climate change impacts on Cape
- Questions about planning period, 5yr vs. 10 yr. Some places do a 5 yr plan.
- Students asked about the population numbers going forward.

## Comprehensive Plan Community Presentation Summary

Organization Name: AP Government Class

Presenter: Susana Measelle Hubbs

Time and Date: January 25th, 12:45 pm

Location: CE High School, Mr. Jordan's class

Estimated number of attendees: 19

Summary of Questions / comments:

- More sidewalks
- bike lane on Shore Rd
- More businesses in town; especially if they can provide jobs for high school students
- A diner
- Charge entry fee for Fort Williams with a larger fee for out of state visitors, reduced fee for Maine residents, and free for Cape Elizabeth residents
- Renovate the schools - more modern and nicer
- Keep small size of town