

Comprehensive Plan Committee
Dec. 15, 2016
Minutes

In attendance: Chairman Sandy Guay, Don Girouard, Rick Milliard, Peg Poulin, Alyssa Bouthot, Dave Precourt, Bette Brunswick. Also Bill Mann, Kathy Connor, Fire Chief John Duross, Bob Hamblen.

1. Announcements – members Nathan Johnston and Neil Schuster had previously expressed their inability to attend this meeting.

A map of the downtown focus area was displayed – are members okay with it? Dave: the Kimball Health Center parcel is the largest parcel near the downtown. If Saco is going to build a consolidated school, where it is going to go? Rick: does it have the necessary capacity for sewer and water? Kathy: the area need not be identified in the Comp Plan, if proposed for a TIF. Bill: if the Committee agrees, we would recommend the same focus area to the Council for a TIF district. Don: not a fan of zoning boundaries down the center of a street.

On Dec. 19 there will be a Form Based Code meeting from 4-6 p.m., and a Council meeting that evening at 6 p.m. On Jan. 5, Saco Main Street forums are planned. We will stick with the 5-7 p.m. Comp Plan Committee meeting at its regular time on Jan. 5.

There is a Jan. 31 joint meeting of the Saco and Biddeford City Councils, and Planning Boards, to be held in the 2nd floor conference room at the PeoplesChoice credit union building, time to be confirmed soon. Among the topics will be traffic, transportation and land use. It is a public meeting, if any non-Council or PB members are interested in attending.

On Jan. 19 there is an 'Age Friendly City' meeting scheduled at ... The first hour will be speakers, and discussion after that.

2. Sea Level Rise Section

- a. Discussion on draft section – Don: a little too technical, boil it down. Kathy: there will be Goals, Policies and Strategies separate from this, which is intended as an appendix. For the next 4-5 weeks, our focus is appendices. Rick: the state is creating a beaches plan. The Maine Geological Survey has drafted the plan, which will out in January for legislative review. Our focus is the next 10-15 years. Dave: if we build a pump station at the beach, what's the time horizon for the life of it? Sandy: good point, that may vary for a pump station as opposed to a house. Kathy: we're (SMPDC) not updating the Marine Resources, but we could add to the existing subsection. Bob: want to be sure the science stands up. Could it be footnoted more extensively? Kathy: we'll be sure it is reasonably annotated. A bibliography and further documentation would be worthwhile. Should we add a map?

Don: is there value in referencing other towns? Kathy: Biddeford, Scarborough, York and South Portland have included sections on sea level rise. Wells and Kennebunk are working on it. Rick: are any completed? York's is complete. The Goals, Policies and Strategies for Portland and South Portland are complete. Bob: more source citations in the last 2 pages would help the reader. Rick: NOAA just installed a tide gauge at the Camp Ellis pier. Kathy: sea level rise is not a state requirement. Energy is also a topic of interest in other towns, also not a state requirement.

3. Population and Demographics

- a. Presentation – the Committee reviewed a Powerpoint presentation prepared by Kathy. The last textile mill closed in Saco in the 1970s. In 2014, population was estimated at 18,757. Projections call for 19,722 by 2021. Rick: spell out the LMA(?) in the chapter. The population of the Downtown Focus Area grew rapidly from 2010-14. Building permit data is coming to compare with that finding. Households with children under 18 fell from 33.1% in 2010 to 25.5% in 2014. Bill: do we have absolute numbers? Does the Code Office have the number of in-law apartments created in recent years?
- b. Discussion re: the current 32 Market Street project – 10 units of proposed senior, affordable housing. City had a Housing Committee, 5 years ago or so; the Market Street property was a topic it handled. Bill: what does the city want? A diverse community has different income levels. Dave: there are two in Biddeford doing this now, there is subsidized housing in the Lofts, and another. Sandy: affordable isn't necessarily subsidized housing. Alyssa: different measures are used by different entities. Staff will locate the 2009 Housing Plan, and distribute.

4. Other issues or topics of concern – none stated.

5. Adjourn at approx. 8:00 p.m.

Printed materials needed for the meeting:

- Copy of the current Comprehensive Plan
- Agenda
- Draft Sea Level Rise section
- Draft Population and Demographics section

Next meeting: Jan. 5, 5-7 p.m.