

TOWN OF CAPE ELIZABETH
MINUTES OF THE COMPREHNSIVE PLAN COMMITTEE

October 27, 2005

7:00 pm Town Hall

Present: Barbara Schenkel, Chair
John Herrick
Skip Murray
Maryann Lynch
Jay Chatmas
Julia Beckett

Anne Swift-Kayatta
Frank Strout
Elaine Moloney
David Griffin
Mary Beth Richardson
Bob Dodd

Also present was Maureen O’Meara, Town Planner.

Mrs. Schenkel called the meeting to order and the first order of business was approval of the minutes.

Mr. Griffin made a motion to approve the minutes.

Ms. Swift Kayatta seconded the motion. 12 in favor, 0 opposed.

FINAL SURVEY REVIEW

Mr. Griffin introduced some comments from the Cape Safe Roads Coalition and distributed them amongst committee members to review.

Page 1.

MaryEllen Fitzgerald reviewed the introduction for the interviewers that would be calling the public. The interviewers will say that they are calling from Critical Insights on behalf of the Comprehensive Plan Committee. There was agreement to purge the phone numbers of the Town Council, School Board, and Comprehensive Plan Committee. They will be adding Comprehensive Plan Committee member to the first line of question S3.

Page 2.

Question 2g. eliminated “Public and”. Question 3 was deleted. Question 4 changed the word “several” to “some” and eliminated the word “development”. 4i substituted “enhancing” with “improving”.

Page 3.

Delete 5c and 5d. Change 5f to encourage housing under \$300,000. Add “section of roads or” after dangerous. On questions 7,8,9 the “skip to’s” should be 8, 9, & 10, respectively.

Page 4.

Delete 10b. Change 10p to Town transfer station. Delete 10r. Delete 11b. Add 11k, Paved shoulders & sidewalks.

Page 5.

Delete words “level of” under question 12

Page 6.

Add s to make the word “yourself” in question D6.

Page 7.

Under question D10, the income categories should be changed to:

1. Less than \$40,000
2. \$40,000 to \$80,000
3. \$80,000 to \$150,000
4. \$150,00 to \$250,000
5. \$250,000 or greater

Ms. FitzGerald stated she would email the final copy of the survey to Ms. O’Meara, who, in turn, will email the final copy to the Comprehensive Plan Committee.

REVIEW OF STATE GOALS

Matt Nazar, State Planning Office Land Use Planning Director, gave a basic presentation concerning the growth in Southern Maine and the expected future growth. He talked about project trends from 1940 to 2050 and that Cape Elizabeth is in the urban core.

When submitting plan, make sure to do an analysis with the inventory. He will be using a checklist to make sure data has been incorporated into the plan. One of the difficult issues for most towns that you will need to address is affordable housing. It is his intention to attend an additional 1-2 meetings of this committee to help with developing a plan that is consistent with state goals.

Mr. Herrick asked for a definition of sprawl. It is a three-part definition that includes (1) leapfrog development from traditional centers, (2) homogenous single-use development, (3) strip development, such as rte. 302. Mr. Herrick stated that sprawl is always condemned, but he is unconvinced because sprawl development is suitable for some areas.

Mrs. Beckett asked about trends for consistent comprehensive plans. Mr. Nazar stated that of the 454 towns in Maine, 230 have consistent plans. In addition, 60-70 towns have adopted plans that are not consistent with state goals.

Ms. Anne Swift-Kayatta asked if SPO promotes infill development. Mr. Nazar said yes.

VISION STATEMENT

Ms. O'Meara briefly described the need to create a vision statement. The committee will discuss this at the next meeting and the Committee should be thinking about this in advance of the meeting. After discussion, the Committee agreed to attempt to prepare a draft community vision statement in advance of the public forum.

PUBLIC FORUM

The Committee discussed preparation for the public forum briefly. A full discussion of the forum will occur at a future meeting. The Committee did agree to release the telephone survey questions, on the town website, prior to the public forum. Committee members will also receive background inventory and analysis data prior to the forum. The Committee would also like to tape and replay the public forum on the public access channel.

Mrs. Schenkel suggested that questions be developed and published for the public to consider at the public forum. The Committee decided that specific questions might provide too much structure and to leave the public forum with a more open format.

PUBLIC COMMENT

Mr. John Greene, representing the Sprague Corporation, wished to note that for the new plan the Town maintain an open dialogue with large lot property owners. In his opinion, this did not occur in the current plan.

The next meeting is November 17, 2005.

Respectfully submitted,

Laurie Palanza
Minutes Secretary

