

TOWN OF CAPE ELIZABETH
MINUTES OF THE COMPREHENSIVE PLAN COMMITTEE

March 30, 2006

7:00 p.m. Jordan Conference Room

Members Present: Barbara Schenkel, Chair	Frank Strout
Marybeth Richardson	Mary Ann Lynch
Julia Beckett	Skip Murray
Elaine Moloney	Anne Swift-Kayatta
Jay Chatmas	David Griffin

Absent: Bob Dodd, John Herrick

Ms. O'Meara was also not present.

Mrs. Schenkel opened the meeting and asked for comments on the minutes. With noted amendments, she asked for a motion.

Mr. Murray made a motion to accept the amended minutes.

Mr. Strout seconded the motion. 9 in favor, 0 opposed. (Mr. Chatmas arrived late)

Mrs. Schenkel asked that discussion be kept to substantive changes; any grammar or other verbiage should be given later to Ms. O'Meara to change.

HOUSING

There was discussion concerning moderate versus low-income affordable housing, and Mrs. Schenkel pointed out that the State only looks at low-income affordable housing when reviewing Comprehensive Plans. There was concern amongst some members about having measurable goals.

Mrs. Schenkel asked the Board to vote on the Recommended Implementation Steps under goal #2.

#1. Marybeth Richardson made a motion to approve.

Mr. Strout seconded the motion. 10 in favor, 0 opposed.

There was discussion concerning where public sewer is currently located and if it was feasible to have an affordable housing overlay where there wasn't sewer and use cluster septic systems. Mr. Murray said it mostly would not work.

#2. Frank Strout made a motion to accept.

Mrs. Richardson seconded the motion. 10 in favor, 0 opposed.

Mr. Strout stated he would not be voting in favor of implementation step #3, as he is against the loss of revenue to the Town and the affordable housing would continue to have a negative economic impact.

Ms. Lynch stated that the affordable housing creates a partnership with the people in Town. She cited Cross Hill Development, where the costs were absorbed by other new homes built there.

Ms. Swift-Kayatta stated that the Town could lose fees and the reduced incoming revenue could raise taxes amongst everyone in town.

Mr. Murray gave some insight on a project he is working on. The loss that they incur from building affordable housing gets deferred to the other homeowners. Currently, in his project, the additional cost being added is \$22,000. This amount includes the costs of sidewalks and other improvements to be made.

Mr. Chatmas asked Mr. Murray if waiving municipal fees would entice him to build affordable housing.

Mr. Murray stated it would, but on smaller projects.

The goal was changed to read as eliminate municipal fees for all low-income affordable housing.

Mrs. Schenkel asked for a vote on #3. 5 in favor (Schenkel, Chatmas, Richardson, Murray, Lynch) 4 opposed (Swift-Kayatta, Strout, Moloney, Griffin) 1 abstained (Beckett).

This item will be going to the public forum.

RECREATION

Ms. Lynch stated that there are two private trails on the trails map that should be deleted.

Ms. Swift-Kayatta agreed, as there have been complaints to the Town Council.

Mrs. Lynch made a motion to strike the trails that have no legal access.

Mrs. Richardson seconded the motion. 10 in favor, 0 opposed.

There was discussion concerning the number of athletic fields and Ms. Lynch asked that Ms. O'Meara confirm those numbers.

Mrs. Moloney discussed the need of lights for the tennis and basketball courts located at the schools, as several adults and students utilize both courts. She stated it is beneficial to keep adults and youths active in the community and it is better to have kids being active there at night. If funds become available, private or municipal, she would like the night-lights to be considered for funding. Some towns have quarter-fed lights to defer costs and that appears to work well.

Ms. Swift-Kayatta verified that this was not to be an implementation, but an exploration of need.

There was discussion of the need of lights for other sports, and the effect of the lights on neighbors. Mrs. Schenkel said the lights are now trained downward and have low foot candle effect.

The group decided that Ms. O'Meara should confirm all numbers under the Open Space Inventory, especially the zeros. They also want the easements and public lands that have no public access added to the inventory.

The committee discussed issues that are occurring on trails; such as bikers, dogs, and snowmobiles. It was decided to have Ms. O'Meara look into that.

Mr. Murray questioned the wording on private beaches.

Mr. Greene, representative of Sprague Corporation, submitted some wording changes that the Sprague Corporation would like incorporated.

Mr. Strout pointed out on page 2, paragraph 2 that "no formal analysis of use of town trails has been conducted." He asked how, if no formal analysis had occurred, there would not be any need for additional open space.

Under Community Services, it was determined to take out the last sentence.

Ms. Swift-Kayatta questioned if it was a realistic projection to keep obtaining the open space in the future.

Mr. Strout and Mrs. Schenkel both agreed that this is feasible through options such as cluster development and TDR (transfer development rights).

The group voted on the recommended implementation steps for goal #1.

#1. Mr. Griffin made a motion to approve.

Mr. Murray seconded the motion. 9 in favor, 1 opposed (Moloney).

#2. Ms. Lynch made a motion to approve.

Mrs. Richardson seconded the motion. 10 in favor, 0 opposed.

#3. Ms. Swift-Kayatta made a motion to approve.

Mr. Griffin seconded the motion. 10 in favor, 0 opposed.

The committee made a unanimous decision to eliminate step #4.

Ms. Lynch questioned the expiration of the lease for Crescent Beach Park to the State. She felt they would be remiss in not discussing the issue.

Seth Sprague, of the Sprague Corporation, gave an overview of the Park's history. He stated that they are having continued conversations with the Bureau of Parks and Recreation as well as talks with Michael McGovern, Town Manager.

The committee added the next two Recommended Implementation Steps for goal #1:

#4. Maintain a dialogue with the owners of Crescent Beach regarding it's future, particularly the section leased until 2010.

Ms. Swift-Kayatta made a motion to approve.
Mr. Griffin seconded the motion. 10 in favor, 0 opposed.

#5. Maintain a constant dialogue with the Town's major landowners to discuss methods for preserving significant open space for recreation.

Ms. Lynch made a motion to approve.
Ms. Moloney seconded the motion. 10 in favor, 0 opposed.

The committee consolidated their voting on goal #2 for all 3 implementation steps.

Motion to approve steps 1-3 was made by Mr. Griffin.
Ms. Swift-Kayatta seconded the motion. 10 in favor, 0 opposed.

The committee changed Goal #3 to read as follows:

Goal 3: The Town shall support the high level of resident participation in the Department of Community Services and the high quality of recreational facilities it manages.

The committee changed #2 of the Recommended Implementation Steps to read as follows:

2. Explore the need for additional gym/activity space, additional athletic fields and the possibility of outdoor lighting for courts.

The committee consolidated the three recommended orientation steps.

Motion to approve was made by Ms. Lynch.
Seconded by Ms. Swift-Kayatta. 10 in favor, 0 opposed.

Mrs. Schenkel discussed the next agenda and asked for a motion to adjourn.

Mr. Murray made a motion to adjourn.
Mr. Griffin seconded the motion. 10 in favor, 0 opposed.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Laurie Palanza
Minutes Secretary

