

**Town of Cape Elizabeth**  
**Town Center Plan Committee Minutes** with amendments

September 23, 2013

4:00 PM Town Hall

**Present:** Stephanie Carver (Chairperson), Peter Curry (Planning Board) Diane Hessler, Skip Murray, Stephen Parkhurst, Lee Ruty, Mary Townsend (School Board) Jamie Wagner (Town Council)

**Absent:** Dave Sherman (Town Council)

**Staff:** Maureen O'Meara

The meeting was called to order by the chairperson at 4:00 PM

**Minutes:** No minutes of the previous meeting were presented.

**Public Comment:**

Alice Rand asked for Introduction to Town Center Boundaries

Nancy Bogg asked what the town center is

Maureen O'Meara went over Town Center boundaries

Sara Lennon asked about the 8 acres of Coggeshall & Haffenrefer abutting CELT Office

Diane Hessler spoke about what research we have done

Sue McGinn of Shore Road asked about Critical Insights Studies especially 2005

1210 Shore Road resident concerned about any new development.

Paul Ferrow of 1208 Shore Road asked about why any new development

Former resident of Julie Ann Lane asked the residents why more development

Peter Curry spoke about the Town being more integrated for casual enjoyment of residents.

Sara Lennon Suggested doing the process backwards to see what the residents want to study.

Jamie Wagner - Study?

Skip Murray said no changes are contemplated in the Town Center Zone.

Steve Parkhurst said the Horse farm development is just a thought

Stephanie Carver suggested keeping an open mind.

Alice Rand asked about the study

#4 Library is important to Town Center Plan

#5 Draft Public Participation Plan final report could be extended beyond 12/31/13

#6 Unanimous vote to approve Draft Public Participation Plan

Town Center Draft Visions & Goals many thoughts – too numerous to enumerate and much discussion ensued

Draft 10/17/ 13 Public Forum much discussion

Approved Amendments for  
September 23 Minutes of the Town Center Planning Committee.

**Present:** Stephanie Carver (Chairperson), Peter Curry (Planning Board), Diane Hessler, Skip Murray, Stephen Parkhurst, Lee Ritty, Mary Townsend (School Board), Jamie Wagner (Town Council).

**Absent:** Dave Sherman (Town Council)

**Staff:** Maureen O'Meara

**Also Present:** (Should it be noted that 15 members of the public attended this meeting?)

Meeting called to order by Chairperson at 4:00 p.m.

**Public Comment:**

- Alice Rand of Shore Road asked for an introduction to the Town Center boundaries.
- Nancy Bogg of Julie Ann Lane asked about the Town Center properties on Route 77
- Maureen O'Meara reviewed the Town Center boundaries specific to Route 77
- Sara Lennon of Cranbrook Road asked for clarification on the 8 acres of Coggeshall & Haffenreffer property abutting the CELT office, and asked what research had been done by the committee prior to coming up with its current direction.
- TCPC Chair Stephanie Carver said there really was no clear direction the committee had chosen at this point and that we were still in the early planning stages.
- TCPC member Mary Townsend suggested that, given the minutes of past meetings, the public might expect the committee was taking a 'pro-development' approach to town center.
- TCPC member Diane Hessler spoke about the research that the committee had done to prepare for its work—reviewing the original 1998 Town Center Plan, the 2007 Comprehensive Plan, and taking a guided site walk of Town Center with the Town Planner.
- 1210 Shore Road resident concerned about any new development.
- Suzanne McGinn of Shore Road asked if the committee's research had included the 2005 Critical Insights study that analyzed the town's collective values.
- A former resident of Julie Ann Lane (Imad Khalidi) asked the residents why the town would consider more development and expressed concern over how adding a traffic lights to the center of town would change the character of Town Center.

- Sara Lennon of Cranbrook suggested that the committee was doing the process backwards and needed to go to the residents first to determine what the community wanted prior to making recommendations.
- TCPC member Jamie Wagner expressed a desire to explore a new study focused on residents' desires for Town Center development and improvement.
- TCPC member Skip Murray pointed out that he understood many of the members of the public were there because of concern for the Haywood's horse farm (see minutes of previous meetings) and possible re-zoning. He assured the attendees that the horse farm idea was just one out of many ideas floated by members of the committee, and that, while the idea had come up, he felt certain that it did not have committee support. He pointed to the "Third Places" article as a potentially positive type of growth for Cape Elizabeth.
- TCPC member Steve Parkhurst said the horse farm (condominium development) was just a thought.
- TCPC Chair Stephanie Carver suggested keeping an open mind about the committee's work.
- Alice Rand of Shore Road asked to hear more about the Critical Insights study, which was then read by Sara Lennon (reference Town Website for more information).
- TCPC member Mary Townsend asked that the Critical Insights studies be sent to the committee for review.
- TCPC member Jamie Wagner commented on the circulated graph excerpted from the Critical Insights study and stated that he interpreted the results as showing a preference from the public to make changes to the Town Center.

#4 TCPC members who attended the Library Committee/TCPC meeting gave a brief overview of the August 19 joint meeting. The conclusion was that the Library was an important element of the Town Center Plan and that it should remain in its current location (that is close to the schools).

#5 The committee discussed the Public Participation Plan, and Maureen O'Meara was asked to amend #3 to "Town Center Business Owner and Resident priority". There was a discussion about the Town Center charge on this point.

#6 Town Center Draft Visions and Goals—many thoughts. Included members asking that the draft be less directive and more inquisitive so to avoid the appearance of endorsement. Change "Goals" to "Topics for Discussion". No numerals—use bullets instead. Order of list should be alphabetical.

#7 Public Meeting Discussion—a one-hour meeting was set for October 2 to discuss the upcoming public meeting.

#8 Future Meeting Dates. The committee set future meeting dates through the remainder of 2013:

- Wednesday, October 2nd
- Thursday, October 17th, Public Forum (7:00 p.m. - 9:00 p.m.)
- Monday, October 28th
- Monday, November 18th
- Monday, December 9<sup>th</sup>

Respectfully Submitted,  
Mary Townsend