

Town of Cape Elizabeth Town Center Planning Committee Minutes

February 10, 2014

4:00 p.m. Town Hall

Present: Stephanie Carver (Chairperson), Peter Curry (Planning Board), Dave Sherman (Town Council), Lee Ritty, Stephen Parkhurst, Jamie Wagner

Staff: Maureen O'Meara

The Chair called the meeting to order at 4:00 p.m.

The minutes of the January meeting submitted and unanimously approved.

The Chair opened the meeting for public comment. There being no members of the public present, the public comment period was closed.

Potential Village Green presentation by Steve Mohr speaking for Peter Haffenreffer and Mallory Marshall included History of Village Greens 1670 to 1760 which were catchalls for boulders and stumps. Then Steve Mohr offered a presentation for a Cape Elizabeth Village Green to include 1 one story building fronting on Ocean House Road with 3 two and a half story 5,000sqft multi use buildings with residential uses on the upper floors, a pond adjacent to the Village Green., a possible Condominium Association for maintenance with parking drainage going into The Rain Garden and Pond to be cleaned, water drainage from Town Hall site would "pass through" to natural drainage for Hidden court. The possibility of a small playground was mentioned. The plan was deemed a good one but concerns about the residential aspects of buildings B,C,D were raised. There was much discussion about "concept" versus recommendation to endorse the plan. Maureen will draw up draft to discuss.

Financing tool presentation by Theo Holtwijk included discussion of TIF from new commercial development and new investment from current landowners and ramifications for State, County taxes and revenue sharing. This is typically a multi-year process for improvements that has to be approved by Town and State. Complex financing that has merit because TIF monies can be used to pay off bond that has been approved by voters. This is worth exploring for public improvements. The committees asked if it should be put in draft form for Town Center Plan. The goals of TIF are to be outlined by Maureen for next meeting.

Review of draft plan recommendations was tabled.

The meeting was adjourned at 6:00p.m.

Respectfully submitted,
Stephen Parkhurst