

Meeting of the Hallowell Comprehensive Planning Committee
6pm online meeting via Zoom

Committee Members Present: John Bastey, Patrick Cunningham, Deb Fahy (secretary), Marcia Gallagher, Lisa Harvey-McPherson, Julie Horn, Andrew Landry (chair), Jeff Levine (consultant), Rosemary Presnar, Matthew Rolnick, Nate Rudy (city manager) and Matt Scease.

1. Introductions

2. Housekeeping

3. Public Comment

4. Outreach Since Last Meeting

Rosemary Presnar reported that she has received enrollment data for Hall-Dale from Chris Mayers Ashe, a member of the RSU2 school board. Jeff Levine will forward this to the full committee.

There was a discussion on whether or not we should move up the public survey but no action was decided on. Marcia Gallagher asked about the Heart & Soul initiative and how that might connect to comprehensive planning suggested the survey might align with theirs. Jeff said we could accept any data they eventually might provide to add to our data driven analysis.

5. Old Business

a. Population and Demographics Section

Jeff gave a quick review of the updates to the Population and Demographics Section based on committee input from the last meeting. Deb Fahy suggested that it would be more efficient for committee members to help with proofreading online instead of using meeting time to do this. Committee members can suggest edits by opening the document in Dropbox and using the comments section in the sidebar.

6. New Business

a. Housing Section

There was a discussion on medium density housing, infill development and building reuse vs. new subdivisions, and the related topic of affordable housing. Here the value of doing comprehensive plannings was highlighted on page 11 when we learned that the Cotton Mill's mandate as affordable housing will expire in 2030, at the end of the scope of the plan we are working on together, especially considering the data point on housing demand for a total of up to 372 affordable housing & rental units (page 14).

John Bastey brought up the idea that the city sewer should always be used in developments where it is available. Expense to the developer is not an issue that should be considered. If this means the cost of the development is too great then it should not be built. Ground water quality, and making the most of our multi-million dollar facility is more important than allowing someone to avoid paying a sewer bill. John also said it is time to extend the sewer to ward 5.

Lisa Harvey-MacPherson said that she'd like to see stronger data around Hallowell's tax burden as compared to surrounding communities with similar municipal services and Jeff will look into this.

Action Items: For the May meeting

1. Upload any further notes, ideas and any relevant documents relating to the Population and Demographic section and/or the Housing section to the relevant folder in Dropbox by the week before the meeting or email them to Nate Rudy & Drew Landry.
2. The next section to be discussed will be on the economy. Jeff will share it when complete via email and dropbox.

7. Other Items/Adjournment

Patrick Cunningham reported that he has been in contact with ReVision Energy on behalf of his business and asked them about municipal solar as well. Jeff said we'll be discussing this further when we get to the section on public facilities. The meeting adjourned at 7:30pm.

The next meeting is 6pm Thursday, May 21st via Zoom. Meetings take place monthly on the 3rd Thursday.

Respectfully submitted by Deb Fahy, Secretary

File location in Dropbox (along with other April meeting materials) Comprehensive Plan/Meetings/20200416

<https://www.dropbox.com/home/Comprehensive%20Plan/meetings/20200416>

Corrections and additions

4/20 - added notes from John Bastey under new business