

South Berwick Comprehensive Plan Committee

February 26, 2024

DRAFT MINUTES

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Paul Schumacher	SMPDC	pschumacher@smpdc.org
Denise Clavette	Economic and Community Development	dclavette@sbmaine.us
Laura Leber	Chair	jcyr@sbmaine.us
Deb Ganster	Vice Chair	djganster@yahoo.com
Jessica Cyr	Town Council	jcyr@sbmaine.us
Chris Harris	Committee Member	chrisbharris@gmail.com

Committee Members Not Present: Nora Gibson, Elita Galvin, Jeff Minihan, Scott McPhedran, Jonathan Donahue

- Minutes
 - No action taken on 1/22/24 minutes as a quorum was not met.
- Debrief from Planning Board
 - Deb Ganster, Chris Harris, Jessica Cyr, Jeff Minihan, Raegan Young and Paul Schumacher attended the 2/7/24 Planning Board meeting.
 - Hershey Hirschkop provided comments via email on 2/23 to the committee regarding affordable housing.
 - Spoke about the 10% of affordable housing in a development – conversation about having a blanket strategy “seek to achieve a level of affordability” is general. We could go above and say 10% or more.
 - Conversation about the ability of streamlining the permit process to help develop affordable housing.
- Public Engagement – Schedule session & planning meeting
 - SMPDC spoke with Town Administration regarding a timeline for a public informational session. Planning a public informational session date of April 11 at 6pm.
 - For the meeting, our goal is to provide a summary of the inventory, ensure it’s clear about the takeaways for our suggested recommendations, but that we need to be very crisp with what we’re presenting so we properly inform but don’t overwhelm folks with 200 pages of content.
 - Reagan suggested a bonus meeting to prepare for public informational session on March 11 at 6pm.
- Future Land Use Discussion
 - Goals of the Future Land Use Plan:
 - 1. Designate Rural Areas and appropriately sized Growth Areas
 - 2. Includes actions that will be taken to direct development away from the rural areas and into the growth areas.
 - Conversation about shaded areas on 6 different maps. Spoke about areas with water/sewer districts. Maps were also shown regarding natural resources, conserved lands, and noted existing buildings.
 - Where could public investment create growth areas (public water and sewer).
 - 2 acre minimum lot size for I2. Area has been allowed to be residential but there is no residential.

- Recommendation to remove R2A as a growth zone. Remove growth from part of R1A where historic areas are located. Expand growth zone from R1A to part of I2 and I1 where water and sewer ends to allow residential development and extend infrastructure. Keep part of I1 purely industrial.
- We want to direct growth with a focus area of lower Main Street. Consider new strategies for Lower Main Street. The town could find a parcel to put public parking on. The town could work towards a Community Development Block Grant through Maine DECD or HUD.
- Recommendation to transition some of major areas of conserved land in the R3 zone to the R5 zone to increase lot sizes because most of the lots are under conservation in that area.
- Other Discussion
 - Jessica met with a member of the Eliot Comprehensive Plan Committee and encouraged the group to connect to think regionally about housing issues.

NEXT MEETING
Monday, March 11th at 6 PM
Town Hall, 1st Floor Conference Room

Meeting adjourned at 7:58

Attest:

Jessica Cyr, Interim Secretary