

**City of Hallowell Comprehensive Plan
Comprehensive Planning Committee Meeting
December 18, 2007
Town Hall, 6-8PM**

CPC Meeting Focus: “Population & Land Use”

All members of the CPC (except for Richard Bostwick) attended the Tuesday December 18 meeting as well as Bill Duffy (Northern Geomantics), David Giroux (City Manager), and Frank O’Hara and Antje Kablitz from Planning Decisions. The agenda included (1) clarification of the revised committee schedule, (2) a summary of the major findings within the population and land use inventory chapters, and (3) a clarification of the CPC’s guiding principles. A copy of the agenda is available on the Hallowell Comprehensive Plan Webpage.

Part One: Clarification on Schedule and Scope

The Committee agreed to meet on the third Tuesday of the month for the winter and spring. The Committee also decided to hold a workshop on February 5 on planning-related issues yet to be determined.

Part Two: Inventory Topics and Suggestions

Population

- Need to be active in recruiting young adults/families to the area
 - Reduction in young adults is a workforce issue
- Active in meeting retiree demands
- Offer a “variety of opportunities”
- Diversity & Affordability
- Use PDI data for age group projections (as is feasible)
 - Calculate age cohorts projections for surrounding towns/region
- Check income data
 - Why is Hallowell lagging behind the region?

Land Use

- Assess Granite Hill - what is where? How many units are there?
- Possible build-out analysis
- Connect Smith & Whitten as is proposed in the current comprehensive plan
 - Are there environmental issues concerned with this?
- Address Augusta Crossing
- BC District History

- New Commercial Land
- Trade off - RB & RC Development
- Affordable Housing Locations
 - BC District
 - Town Farm Road
- RB-2 Zone
 - Hill of RB-2 Zone poor for business
 - Difficult Access (Check with MDOT on entrance standards)
 - Gateway area (sign standards reflect this are more standards needed?)
- Conversion Issues
 - Residential to Commercial
 - A problem for Affordable Housing
 - Policy? To deter the of conversion of units
- RB Zone
 - Wide open in terms of allowed uses
- Augusta plan for State Street (see attached page from Augusta Comprehensive Plan below)
- Hallowell needs to think about its gateways
- FEMA floodplain limitations
 - “self insurance” for the town
 - Working waterfront
 - Changes since the removal of the dam in Augusta

Part Three: Comprehensive Plan Principles

A series of eight (8) guiding principles for the CPC were drafted by Frank O’Hara. The committee reviewed these guidelines and made the following suggestions.

- Combine principle 8 and 1. Drop the wording “*future development*” from 1.
- #2 OK
- #3 Add “controlled/limited/defined basis” language to the commercial development.
- #3 local-owned/small business should be expanded to describe character
- #3 appropriate areas nearby
- #4 ...box store & retail franchises
- #4 add nurture local businesses
- #4 Franchises do not fit in with community character
- #4 remove “buffers”
- #5 Use words ...create & encourage

- #5 Add “reasonable economic use”
- #5”consider incentive based”....
- #5 Remove “*when they can be equally effective*”.
- #6 OK
- #7 ...where opportunities arise and are agreed upon”
- #7 change wording to “easy to reach open space on public-right-of-way”
- #8 move to 1
- #9 OK