

**City of Hallowell Comprehensive Plan
Comprehensive Planning Committee Meeting
January 15, 2008
Town Hall, 6-8PM**

CPC Meeting Focus: “Natural Resources”

All members of the CPC attended the Friday, January 15 meeting as well as David Giroux (City Manager), and Frank O’Hara and Antje Kablitz from Planning Decisions. The agenda included (1) natural resource inventory presentation and discussion, (2) Workshop –alternative agenda ideas, and (3) revised statement of guiding principles. A copy of the agenda is available on the Hallowell Comprehensive Plan Webpage.

Minutes from previous meeting accepted.

Part One: Natural Resource Inventory Presentation and Discussion

Antje Kablitz provided an “oversimplified” presentation on natural resources and Hallowell. The focus was on the role that natural resources (such as watersheds, waterways, wetlands, slopes, and soils) play in the City. Comments on the subject were as follows:

- Source of wetlands data - list on map - let public know how accurate
- Same as “beginning with Habitat”?
- Not everywhere
- Do notes on sources
- Name streets on the maps?
- Oversimplified
- What’s the point if soils physical cast out?
- Why not add farmland?
- “Least suitable for development”
- Do maps includes erodable soils?
- Seems may steep slopes
- Separate hydric from erodable
- Tidal water market - state listed and protected
- Regulating - circles meaningless
- Eagle’s nest do a large of protection
- “Open” → “suitable” - re-label
- High contrast and coloring - some thought
- Minimum size for regular purposes
- Levels of regulation for habitat
- Physical constraints tide

- Identify streets
- Higher contract in color
- Same colors throughout
- What is steep slope beyond state data or
- What are the units of measure for slope
- Levels of regulation on Habitat
- Augusta Line - soils E of I-95

The comments will be taken into consideration as new drafts of the natural resources chapter are completed.

Part Two: Workshop

Frank O'Hara gave an overview of what the Open Space Committee (OSC) has discussed in regards to the development of a public workshop. It was decided that the meeting would be held on February 12 at the Hale-Dale Elementary school. Thus far the discussion has been on providing some form of panel on alternatives development patterns in the rural area. A presentation by Beginning with Habitat Planner Stephen Walker was suggested to present their "tool box" for municipalities. The CPC comments as to what else should be presented at the meeting included:

- Tell story of what we have been doing (an introduction what the CPC has done to date)
- Example of other communities grappling with issues of growth and development (case studies)
 - Successful development in a town like Hallowell
 - Brunswick, Freeport growth models
 - Regional context - Gateway I,
 - Brunswick, open space & housing
- Green development
- Balanced development in historic towns
- Creative development options - already models
- \$ incentives for easements - conservation commission

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Part Three: Comprehensive Plan Principles

- Change costs to prices, both own and rental
- “in suitable spaces”
- ADD: keep strip stores and box stores out chain
- #2 cost to price. Remove after -----“diversity of housing types & prices, both owner and renter
- #3 infill buildings on suitable spaces simplify - Vaughan Field (not per K)
- #4 include W of I-95
- #8 DOT workshop
- #7 designated neighborhoods
- #5 land owners needs

Part Four: Other Issues

- Monday February 11th moratorium discussion
- Get meeting on calendar in KJ
- Begin meeting - requested information
- Need to keep Board of Trade updated -- meet with board
- January 28, Monday night any issues
- Moratorium discussion at City Council - Franchise, FF

The next meeting of the CPC will be Tuesday February 16th 2008. At that meeting the committee will be on finishing up physical land use development focusing on regulatory actions, transportation, and public utilities.