

**City of Hallowell Comprehensive Plan
Comprehensive Planning Committee Meeting
March 18, 2008
Town Hall, 6-8:30PM**

CPC Meeting

Focus: Vision, Recreation/Culture, Public Services, & Historic Resources

All members of the CPC attended the Tuesday, March 18 meeting.

The agenda included discussions about (1) the upcoming public vision session, (2) recreation inventory, (3) public services inventory, and (4) historic resources inventory. A copy of the agenda is available on the Hallowell Comprehensive Plan Webpage.

Minutes from the previous meeting were accepted.

Part One: The Upcoming Public Vision Workshop

As the committee wraps up the inventory phase of the planning process, it is time to start discussing public visioning. At this meeting the goal was to begin to define topics, dates, times and locations for the visioning process. The committee had the following ideas and comments.

Ideas on Location:

- Use the elementary school (there is space to provide day care)

Ideas on Timing:

- Find out what the little league schedule is, so as not to conflict
- 5 hours is too long
- Held over two nights
 - 1st night: what are zones, permitted uses, inventory work thus far
 - 2nd night: exercises based on what was learned on the 1st night

Ideas for the Vision Session(s):

- Inventory overview
 - maps on the wall
 - present report drafts
 - what we have learned thus far
- Hands on small group exercises
 - Favorite things about Hallowell
 - Issues such as underutilized areas (water street/stevens school)
 - Goal: to harness public ideas and input
 - Each table will have a committee member
 - Work toward consensus among the small table discussions
 - Use maps: where do want to see business, housing, etc grow?
 - Focus on what people want NOT what they don't want
- Vision Session should be public vetting
 - Build on first meeting
- Need to set a direction for the vision session: what are the major topics?
 - Economic development: business development (what types and where)
 - What do you want in 10 -20 years?
 - Steven School (concern that we don not know enough about this topic to discuss it at the meeting)
 - Preservation: what do we want to keep into the future?
 - Affordable housing
 - Downtown
 - Historic standards
 - Land Use: zoning, permitted uses (Is discussion on specific zones too specific?)
 - » Setback requirements
 - » Non-conforming lots

Structure of the Vision Session

- Need to provide direction: focused questions on specific issues
- Needs to address topics in such a way as to feel different from work the public has already done in other CPUC, open space, downtown, housing, and Vaughan field meetings)
- Balance structure: between getting specific answers and allowing people to be creative
- Understanding not everyone will be happy BUT everyone had the opportunity to be heard

- Make sure all wards are in attendance
- Provide handouts/information to public before sessions
- We'll get mired down if we get too specific...keep questions simple such as
 - Where should affordable housing go?
 - Where should conservation be?
 - What should downtown look like?
- In asking broad questions you will still get some detailed answers
- Public ideas may not be different from those in this committee....we won't know unless we ask.

Planning Decisions will be preparing a general outline of a vision process based on the outline above and provide it for review by the committee. If you would like more information on public vision sessions, check out the SPO's Community Vision Handout on the Hallowell Comprehensive Plan Webpage(www.planningdecisions.com/projects).

Part Two: Recreation

Antje Kablitz provided a general background presentation on recreation and culture resources in Hallowell. The inventory chapter can be found on the Hallowell Comprehensive Plan Website. The follow were comments discussed by those in attendance.

With regard to Recreation:

- Recent Vaughan Field Workshop: public focus was on affordable housing with recreational opportunities taking a "back seat"
- Not mentioned in current inventory:
 - Elementary after school program
 - High School facilities (tennis courts)
- Redefine map of recreational opportunities:
 - Focus on facilities such as ball fields, courts, and playgrounds rather than "open space"
 - Stevens School is misleading...yes it has some open space but no facilities
- Corrections need to the Vaughan Woods paragraph
- The plan and inventory section will be updated if things change over the next six month with regards to specific projects

With regard to Culture:

- City should fund projects
- City does support theatre: through renovations of city hall including the elevator
- Let City Council know there is a lot of support in the community for cultural events
- Non-profit row house is listed under historic rather than under cultural resource
- Cohen Community Center: is in Hallowell (not West Hallowell) and is a private for profit institution

Part Three: Public Services and Facilities

Sarah Curran provided a general background presentation on public facilities and services in Hallowell. The inventory chapter can be found on the Hallowell Comprehensive Plan Website. The follow were comments discussed by those in attendance.

- What is the price tag on the Stevens School (SS)? Get State info on current/future plans
- City has influence over the state with Comp Plan Vision for SS
- Need for regional solutions to City Service needs (police-fire-solid waste)
- MEA is temporary (not necessary for long range plan)
- Reword City Hall paragraph in a positive light
- What does the City pay to the school system?
 - Change how the City pays for schools
 - Hallowell has less voting rights than Farmingdale
- Regionalization
 - Is there data available to compare crime rates in Hallowell with other communities that use county police services?
- How much does the City pay for ambulance costs? What would private service cost?
 - The availability of first responders drives cost of ambulance (need to define first responder service)
- What is Hallowell waste cost compared to the region?
- How can Hallowell balance taxes and attracting young families?

Part Four: Historic Resources

Sarah Curran provided a general background presentation on historic resources in Hallowell. In addition, she presented a memo on the types of historic regulation available to a community like Hallowell. The inventory chapter and memo can be found on the Hallowell Comprehensive Plan Website. The follow were comments discussed by those in attendance.

- Is there a need for a historic review committee?
- What is the difference between historic preservation and making things historic “looking”
- Does the Comp Plan facilitate historic zoning?
- Need to define historic not only in how it “looks” but in a “time period”
- Historic timeline vs a set era
- There are new “historic” construction materials that can meet historic codes while providing modern amenities
- Need to respect the time line of a building
- Deciding the historic boundaries/look is part of the Comp Plans mission
- Historic Portion of Vision Session:
 - What is appropriate development in the historic area?
 - What is the historic picture of the community?
 - Historic Ice breaker: What is Historic? What does historic mean in Hallowell?
- There are things that could be historic but are not
- Need for historic incentives for buildings outside the historic district
 - Historic guidelines for setbacks
- Need for education on historic districts
 - Blending of new and old materials
- What are other towns doing with regard to
 - modification of historic homes
 - new construction standards
 - guidelines for planning boards

Conclusion

The meeting ended with a brief discussion on next months agenda. Planning Decisions will provide some outline and initial structure for the vision session for review and will present on Hallowell’s current economic and fiscal state. In addition, there will be a discussion on existing regulatory measure in Hallowell as well as a comparison to surrounding communities zoning (abutting zoning map).