

**EDSC meeting
9.27.18**

Upcoming dates:

October 18, Thursday: Next EDSC meeting
October 2, Tuesday: Select Board meeting
October 4, Thursday: Comp Plan hearing
October 9, Tuesday: Planning Board meeting re: zoning changes
October 30, Tuesday: Special Town Meeting
November 15, Thursday: EDSC
November 29, Thursday: Summit

Present: Rosemary Roy, Amy Horstmann, Diane Morrison, new member Greg Schueman, Katie Murphy, Vanessa Farr.

Introductions made.

Vanessa spoke briefly about “character-based coding” (or “form based coding”). This is a way to guide new buildings to fit the look, the feel, the character of their location. FMI, go to Maine Municipal Planning Assistance Program website.

Update: Comp Plan hearing next week, Oct. 4. Select Board meeting re: Water District on Oct. 9.

Old Business: addressing Amy Horstmann’s questions:

- Vanessa said the groundwater protection district is shifting and actually becoming smaller. Map will change. Map will go to the hearing next week, and to the Oct 30 meeting. “We worked to create language that is tight and will do the trick; more robust language down the line.”

At special town meeting we will vote to approve a new zoning map.

Future Land Use chapter in the Comp Plan was written in great part by Vanessa.

- Village Center lot size would be 20,000 ft² if you use advanced (septic) systems. Pocket neighborhoods could pump to an adjacent lot with an advanced wastewater system. Potential pocket neighborhoods would feature small size houses; workforce housing, with an area of parking spaces. Houses could face a common courtyard.

Question re: aesthetic improvements for some properties in town: Land use standards will develop; the land use ordinance does need to be updated and will be in upcoming years.

Façade improvement program for North Yarmouth? Low interest loans? There is precedent; Portland, Westbrook, Lewiston.

TIF program-related: expanding town water, adding sidewalks, bike path, on-street parking.

- Discussion/reminder of confidentiality.

Looking over the first draft of project costs financed by TIF monies: Municipal approved project cost table. Once district is established we can start accumulating monies to do the suggested projects. We will already be accumulating \$\$ from the Stone Post project, and the new Grover development.

Committee needs to review this draft.

April 2019, Annual Town Meeting: Presentation of first TIF district.

Ben Meader is producing new zoning maps for Comp Plan.

Shauna Mueller will be at our next meeting (Thursday, October 18).

Summit is scheduled for November 29. Speaker? Vanessa suggested a select board member (Ben) from Newcastle who has experience with traffic calming.

Motion to adjourn: Amy moved, Katie seconded

Respectfully submitted,

Katie Murphy