

Growth Planning Committee
Minutes
November 16, 2021

Attendees: Paul Hogan, Wermer Gilliam, Head of Planning and Development, Jim McMann, Janet Powell

Absent: Dan Saunders, Chair, Jim Fitzgerald, Vice-Chair, Liz Johnson

Guests: Liz Durfee, Tom Morgan, Planning Consultants

Paul called the meeting to order at 6:00 p.m.

Liz opened with a discussion of the second half of the Future Land Use Chapter.

Paul asked Werner, Liz and Tom to verify the number of non-residential construction permits pulled for Goose Rocks between 2009 and 2019, as noted in the text and pie chart. (22% of the total number of non-residential permits in town during this time period issued to GRB, a surprisingly high number)

They will review sourcing and report back at the next meeting.

Sea Level Rise Chapter

Among the points mentioned and emphasized during the discussion were

- Colored layers in the maps being used show a variety of SLR scenarios reaching 8.8 ft by 2100
- Potential need for an overlay district (a seasonal set of regulations in designated areas to minimize impact on development (ex. New residential builds)
- Planning for the projected life span of critical infrastructure
- Planning for performance standards that speak to residential vulnerabilities (utility placement, basements etc)
- The Silver Jackets (ACE) have not begun to assess the impact of SLR on the most vulnerable areas near the water. Werner will keep us informed
- Agreement to continue to refine language in Critical Waterfront that would protect our commercial fishing industry and working waterfront from future development that would negatively impact peoples' livelihood and clean water.

Growth Area Chapter

Liz stated and all agreed that the three permit areas Growth, Transitional and Rural follow the sewer infrastructure.

She asked the general question of the committee, "Do we want to change any of the boundaries of the permit areas? The zoning and permit areas do not align within the town. Is that a drawback?" The discussion provided the following information:

- Any continued consideration of alignment would involve more time and work
- Agreement that growth areas should follow the sewer infrastructure
- Our rural and growth areas seem to align very neatly with those of neighboring communities Biddeford and Kennebunk

Dates to keep in mind....

Tuesday, December 7, regularly scheduled GPC meeting

Thursday, December 9, joint meeting of the GPC and the Board of Selectmen

On the 7th, we will be reviewing Chapters 1-17.

The meeting was adjourned at 8:15 p. m.