



## Standish Corner Village Design Implementation Committee

### Meeting Notes, Meeting #1

March 20, 2008

Members Attending: Chair Carolyn Biegel, Town Council Rep.; Carol Billington, Planning Board Rep.; Jay Beedle, Property Owner Rep.; Sally Clark, SAD 6 Rep.; Isabel Higgins, Property Owner Rep.; Maria Smith, Business Owner Rep.; David Robinson, Steep Falls Resident Rep.

Committee Staff: Bud Benson, Planning Board Administrator; Mitchell Rasor, MRLD LLC, Planning Consultant; Bruce Hyman, GrowSmart Maine, Project Facilitator.

[The beginning of the meeting was broadcast via cable TV.]

After introductions, Chair Biegel reviewed: the Committee's mission per the Council order establishing the Committee and the Comprehensive Plan; and, the need for all members to avoid even the perception of conflict of interest in planning for the future of the village.

Mitchell then gave an overview presentation of the Village Design Master Plan: how it evolved from the Comprehensive Plan, the Master Plan's major elements, and, next steps by the committee in overseeing the Master Plan's implementation. Mitchell reviewed the evolution of the Master Plan's land use districts from the Town's existing zoning districts.

Mitchell and Bruce described the Draft Committee Work Plan and Schedule (distributed at meeting). Discussion focused on the 'Big Issues' topics for the next two meetings in April and May. Additional topics were suggested:

- Signage
- Lighting
- Width of Route 25 and setbacks
- Desired location of sidewalks along Route 25.

There was a discussion of the balance needed between settling the bigger picture issues such as zoning districts and boundaries and land uses first versus more site-specific issues such as signage that may have more immediate urgency. It was discussed that the Master Plan map will be the starting point for the Committee's work, not back-tracking on general issues contained in the Master Plan.

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Bruce suggested the following topics (identified 'Big Issues') be discussed at the April and May meetings:

- April 17<sup>th</sup> – Residential density/allowable building footprints, zoning boundaries, land uses
- May 15<sup>th</sup> – Road layouts and streetscape, dimensional standards, design guidelines.

The Committee discussed the rest of the year's draft work flow (handed out at meeting). It decided to meet generally on the 3<sup>rd</sup> Thursday of the month, adjusted as needed to avoid conflicts with other town meetings.

The need for other opportunities beside public meetings for public involvement were discussed including, kiosks at public sites such as the library, articles in the newspaper, effective use of cable TV, surveys/sampling of public opinion on issues as they arise, and press releases.

It was requested that the suggested "permitted uses" in each of the land use districts in the Master Plan be listed on the Plan's map so it would be easier to understand potential changes and differences between the districts.

Other topics discussed included the level of commitment on the Council to the Village Master Plan and the relationship of this Committee to other committees in town.

### Committee Homework:

- Continue to read Village Design Master Plan;
- think about other items that may be considered 'Big Issues' to be discussed/resolved by the Committee.

Next Meeting: April 17, 2008.