

MINUTES

Members Present

Susan Auglis
David Merrill
Rick Shinay
Judy Roy
Allen Paul
Cory Fellows
Jean-Marie Caterina
Chris Caiazzo

Staff

Karen Martin, SEDCO
Jay Chase, Town Planner
Jamel Torres, Assistant Planner
Karen Patterson, Recording Secretary

Presenters

Roccy Risbara, Crossroads Holdings, LLC
Dan Bacon, Gorrill Palmer

Attendees: Rachel Hendrickson, Juliette Laaka, Craig Frederick, Katy Foley, Tom Hall, Bill Donovan, Diana Nelson, Jim Vamicis, Bill Risbara, Andrea Killiard, Mike Kelley, Nick Aceto, Alyson Bristol

1. Discussion with Scarborough Downs Development Team

Mr. Chace explained to the Board and audience that the Scarborough Downs site is in the Crossroads District. Mr. Chace explained that the zoning is to allow for collaboration between future developers and the town. Mr. Chace stated that this meeting is the starting point for the process between the developers and the town. Mr. Chace stated that there will be a workshop with Town Council on January 3rd and that the developer is looking to submit to the Planning Board in early 2018.

Roccy Risbara with Crossroads Holdings, LLC explained that the Crossroads Holdings, LLC is made up of him and four of his brothers. Mr. Risbara stated they have the property under contract and are looking to closing in January. Mr. Risbara introduced the development team, consisting of Dan Bacon with Gorrill Palmer, Nick & Kaitlyn Aceto, landscaping and architecture, Mark Hampton, wetlands and natural resources, Jim Vamicis, Market Study and Diana Nelson, Black Fly Media, public relations. Mr. Risbara explained that they are purchasing around 510 acres as well as the business. Mr. Risbara stated they will be lease back the track which will include 69 acres for 2 years.

Dan Bacon with Gorrill Palmer stated they were before the committee to introduce themselves, the property and the team. Mr. Bacon stated they have spent time reviewing the property and looking at wetland studies and delineating the property and identifying natural resources on site, as well as inventorying infrastructure around the site. Mr. Bacon stated that the zoning is unique unto its self and this will allow for more of a community feel to the site. Mr. Bacon stated that there will be a lot of expectations early on in the development. Mr. Bacon stated that the team will map out a site layout and that the Planning Board will review it at Master Plan level after the infrastrure is figured out. Mr. Bacon stated after Planning Board approval, the site will be developed over a period of time.

Mr. Risbara stated that the build out could take 15 to 20 years and that they are relying on Mr. Vamicis's information on what the market wants and when and that will determine where it will go.

Mr. Bacon stated that there is an overall vision for the long-term and short term visions that can be executed to bring this to reality and be a gateway into the core. Mr. Bacon gave an over view of the site and stated that they will need to work with the current zoning.

Ms. Auglis thought it was a wonderful idea making it the Town center. Ms. Auglis asked about interconnectivity and stated the applicants will need a good PR campaign to keep residents informed.

Mr. Paul stated that having local residents purchase and invest in the Town is incredibly important.

Ms. Caterina spoke to the future impacts on the Town and suggest the applicant keep updated on the Comp Plan work being done.

Mr. Caiazzo asked what the time frame was. Mr. Bacon explained that they will be submitting to the Planning Board in the first quarter of 2018. Mr. Bacon stated that they will go through the Master Plan process and then narrow in on individual phases.

Mr. Chace stated that the sites current zoning allows for flexibility and the Master Plan can be modified over time.

Mr. Chace opened it to the public.

Rachel Hendrickson stated she was pleased that the site was purchased and will be built by local residents. Ms. Hendrickson stated that interconnectivity, green space areas and architecture will be important.

William Donovan stated that there is collaboration with the Town Council. Mr. Donovan stated that interconnectivity is important as well and the applicant should also reach out to the Superintendent of Schools.

2. Higgins Beach Audit

Mr. Chace explained that through the audit process it was determined that from Spurwink Road to Kelly Lane, along Ocean Avenue, the characteristics are different than what would be called Higgins Beach proper. Mr. Chace stated that lot sizes are bigger, location of structures on the proper vary and there is no public sewer. Mr. Chace stated that these 16 properties were R-4 zoning prior to the adoption of the Higgins Beach Character Code.

The Board stated that due to the unique circumstances these properties should be reverted back to the R-4 zoning district.

Mr. Chace stated that the recommendation would need to go before the Town Council and Planning Board before the amendment is made.