

MINUTES

Members Present

Allen Paul
Rick Shinay
Jean Marie Caterina
Susan Auglis
David Merrill
Judy Roy

Staff

Dan Bacon, Town Planner
Karen Martin, SEDCO
Karen Patterson, Recording Secretary

Guests

Rocco Risbara
Bill Risbara
Peter Lavoie
Tony Panciocco

1. Review Rezoning Request by Risbara Properties, LLC 79 Mussey Road

Mr. Bacon explained that the property at 79 Mussey Road which is two lots, currently has three zones, B-3, TVC-3 and VR-2. Mr. Bacon explained that Risbara Properties currently has the property under contract and wishes to change it all to one zone, TVC-3. With the zoning change it would allow for the property to enable multi-family housing. Mr. Bacon explained they are looking for feedback/recommendations before going in front of the Town Council.

Mr. Rocco Risbara explained to the Committee that the lot is a little over 11 acres in size and part of it is in the aquifer protection. Mr. Risbara informed the Committee that they hired Mark Hampton to map out the wetlands and that quite a bit of the parcel is wetlands. Mr. Risbara would like to change the zoning to TCV-3 in order to build multifamily housing units totaling 72 apartments that are 1 or 2 bedroom units.

Mr. Shinay asked if the site would connect to Honan Road. Mr. Risbara stated they were not proposing to connect to Honan Road.

Ms. Auglis stated that they may want to consider donating any excess land or to explain how they will use it. Ms. Auglis stated this is an opportunity to use street trees for this project.

Ms. Roy asked what the effect would be on traffic and the schools as well as the affordability. Mr. Risbara stated that Bill Bray had taken a preliminary look at the project and that out of the 82 units in Westbrook there is only 1 school aged child. Mr. Risbara stated that with heat and water included, 1 bedroom units are \$1200-\$1250 and 2 bedroom units will be \$1400.

Mr. Bacon stated that it doesn't appear they will be using any density bonuses.

Ms. Caterina stated there is a need for clean, affordable senior housing and that maybe they could take that into consideration.

Mr. Paul spoke to the possible interconnectivity of the parcel and the need for walkability in the area.

Mr. Bacon stated that with the future Gorham Road improvements, considerations should be taken to which side of the road sidewalks should be on and other considerations.

Ms. Roy stated this would help move them away from spot zoning and help create a better transition for the parcel.

The Committee encouraged them to hold a neighborhood meeting to about the project and to get it out to the rest of the community. The general consensus of the Committee was positive.

2. Update on Haigis Parkway Multi-Family Zoning Amendment & SEDCO Branding Initiative

Mr. Bacon informed the Committee that the update was passed by the Town Council. This like other zones would allow for more flexibility in the zone and not limit the number of units in a building, but rather regulate the size of the building.

Ms. Martin with SEDCO explained they are trying to figure out how to brand the Haigis Parkway District to attract developers and with the change it should allow for some flexibility.

3. Comprehensive Plan Process Update

Mr. Bacon stated they would be advertising RFQ for consultants for the project. Mr. Bacon stated there will be a lot of data collection over the next few months and collaboration of committees for the information.

Next meeting scheduled for October 7, 2016.