

COMPREHENSIVE PLAN COMMITTEE
Thursday, February 14, 2002

MINUTES

ATTENDANCE: Jim Stephenson, Chairman; Jean Carter; Chris McClellan; Harold Burnham; Ben Levy; Charlie Turner; Priscilla Rand; and Brad McCurtain.

1. Call to order. Jim Stephenson called the meeting to order at 7:00 pm at the Jordan-Small School library.

2. Review of the minutes.

The minutes were reviewed and approved as written.

3. Emerging Issues (continued).

Jim Stephenson reviewed growth on the map since the first Comprehensive Plan and raised questions of why only five out of 269 houses have been built in the Village Residential 1 zone. In the Mobil home area which is west of Route 121 two to five have been built. It may be because some of the land may not be available or the Town didn't provide incentives. The Town could have building caps for certain areas. He noted, "If we want to direct growth, changing the lot size won't do it." Also: "Long term capital expenses inevitably affect the tax rate."

Exercise: What ways are we going to control the way the Town grows" "Return to farming unlikely." Mr. McCurtain, "School is driving impact." - get public participation and follow up on goals envisioned. The Sebago watershed, water supply affects population growth and open space. Dr. Stephenson noted, "Rick Seeley expects a major change in tax, based on growth in general." Mr. McCurtain calculated increase in mill rate to be 20.83/1000 in ten years.

Population: Estimate 5777 in ten years up from 4300 at present; 7764 in 20 years – "but in 30 years won't be size of Windham"; approximately 500 children in 10 years with an average family size of 2.96.

Census Bureau: in last 20 years Raymond grew the most in Cumberland County.

Time Table – March 1st Plan due at State Planning Office and should be 4-7 pages.

Dr. Stephenson will refine the grant application and send it to Rick Seeley for comments. Rick has recommended Karen Martin to work with us on the grant.

N.B. – Harpswell has generated a "winning" Comp Plan grant application.

Respectfully submitted,

Priscilla W. Rand
Acting Secretary