

COMPREHENSIVE PLAN COMMITTEE

Thursday, March 28, 2002

MINUTES

ATTENDANCE: Jim Stephenson, Harold Burnham, Charlie Turner, Dana Desjardins, Jean Carter, Don Willard, Town Manager, Priscilla Rand, Ben Levy, Christine McClellan, and Elizabeth Algeo.

Mr. Stephenson called the meeting to order at 7:10. The goal of the meeting was to select a consultant to assist the Committee with the Comprehensive Plan Update. Mr. Stephenson asked if we should include GPCOG in the package and, if so, how we should go about doing that. How do you secure both parties? Mr. Willard suggested we hire the consultant and have them sub out any other professional assistance they need. Leave it up to the consultant. Mr. Turner felt it is wiser to get the primary person first and then talk about whether we want to hire GPCOG.

Mr. Turner liked Mr. Rothe. Mr. Turner felt Rothe mentioned some innovative ideas (e.g., concentric zoning), was personable, professional, direct, competent and didn't seem to have any special 'agendas'. Mr. Stephenson was concerned with the apparent lack of support staff. He hoped Mr. Rothe was able to 'outsource' work. Mr. Willard reported on an informal poll of town managers he took during a luncheon. The other managers had high regard for both candidates, especially for Mr. Rothe.

Mr. Stephenson asked if the Committee saw any interesting innovative approaches to the process. Mrs. Carter was concerned that Mr. Rothe doesn't seem to work in Raymond's district as much as does Planning Decisions. However, Mrs. Carter felt that Mr. Rothe was eager for the work, cared enough about our project to bring maps and a directed presentation, had the 'get up and go' and saved money for other towns that used him. Mrs. Algeo remarked that Mr. Eyerman seemed a bit casual in his presentation to the Committee and she was concerned that the Planning Decisions work load of 30 to 40 projects might jeopardize Planning Decisions' ability to give Raymond everything we need. Mrs. McClellan recalled that Eyerman gave a very good presentation to the Route 302 Development Committee and that she was very pleased with his work. Mr. Burnham questioned whether Mr. Rothe could handle the public interaction. Is he too mild mannered. Did he need to hire O'Hara (Planning Decisions) to accomplish effective public meetings. Mr. Turner felt that Rothe could run a meeting better than Eyerman. Rothe is more succinct. Mr. Stephenson felt that Planning Decisions may be more innovative. Mr. Willard recounted that the other Managers who he talked with felt Rothe had less overhead and was less expensive. Planning Decisions might have more additional expenses. Mr. Willard like Mr. Rothe but was concerned that he may not be dynamic enough. Too intellectual?

Mrs. McClellan worried that Mr. Rothe might not pay as much attention to regional suburbanization issues as well as might Mr. Eyerman. Mrs. Carter said she liked the innovative 'concentric zoning' concept that Mr. Rothe advanced. Mr. Stephenson recalled Mr. Rothe's presentation where he described having to change a nearly completed plan because the committee was not in agreement on a key issue. Mr. Rothe seemed to want to avoid that happenstance on future (e.g. Raymond) projects. Mrs. Rand asked if the candidates addressed the lack of implementation of the previous plan. Mr. Willard suggested that the committee tell Mr. Rothe, if he is chosen, how important the

facilitation of public meetings is and suggest that the consultant should subcontract assistance, if needed.

Mrs. Carter made a motion to select Mr. Rothe as the consultant for the Raymond Comprehensive Plan Update project. This motion was seconded.

Mr. Stephenson moved that only those who attended the meetings where consultants were interviewed, including committee members and representatives of other town groups, should vote. This motion was seconded.

Mrs. Carter's motion to select Mr. Rothe was carried, unanimously.

Mr. Willard suggested that the Committee not force Mr. Rothe to work with GPCOG, but make him aware that GPCOG has familiarity with the town. Mr. Stephenson will write and call the candidates to tell them of the Committee's decision. Mr. Willard will assist with negotiating a contract, but then will have to back off a bit on Committee meetings, as he is very overcommitted with other projects and committees. MR. Stephenson stressed that he would like to have a co-chair, if he is to keep the Chair position. He will ask Mr. McCurtain if he would accept a co-chair position.

The next meeting will be an opportunity to nail down details of the Scope of Services of the project with Mr. Rothe. Mr. Rothe should prepare a standard contract and Scope of Services for review at this next meeting. In addition, the Committee produced the following list of questions and concerns they would like to discuss with Mr. Rothe at this meeting:

1. Do we need a mail survey?
2. Is there a need for regional coordination?
3. What role can Rothe play in making a workable implementation plan?
4. Will Rothe provide strong meeting facilitation?
5. Will Mr. Rothe need to outsource any of this work?
6. How does Mr. Rothe envision the public forums?
7. Can this plan be completed within a year?
8. If not, can the plan update be phased so that at least a portion could be released in a year?
9. What are the costs associated with producing multiple documents (such as was done for Auburn)?
10. Can we display something worthwhile at the May 18th Town Meeting?

The Committee agreed that a Comp Plan Committee representative should present the Committee's progress to the Select Board periodically, in order to increase the Select Board's and residents exposure to this work.

The next meeting is tentatively scheduled for April 11

Meeting was adjourned at 8:40

Respectfully submitted,

Elizabeth Algeo
Acting Secretary

