



## Comprehensive Plan Committee Minutes

September 4, 2024  
6:30pm – Meeting

At Broadcast Studio & via ZOOM

**Committee Members Present:** John Clark, Greg Foster, Kaela Gonzalez, Peter Leavitt, Frank McDermott, Shawn McKillop, Danelle Milone, John Rand, Jackie Sawyer

**Committee Members Absent:** none

**NorthStar Planning Staff Present:**

Kate Burch; Sam Peikes

**Town Staff Present:**

Melanie Fernald (Town Clerk); Sue Look (Town Manager)

1) **Called to order** at 6:32pm by Co-Chair Gonzalez with a quorum present

2) **Approval of Minutes from Previous Meeting**

a) August 7, 2024

**Motion** to approve as presented by Mr. Rand. Seconded by Mr. McDermott.

**Unanimously approved**

3) **Old Business**

a) Review of 2<sup>nd</sup> draft of the plan

Mr. Foster noted a few concerns with the current plan: trying to get grant money, large house lots - in his experience it makes more sense to maximize the number of houses in a subdivision with smaller lots, taxation – we should take time to understand why people own forest land and why they sell it & the tax consequences associated.

Kate Burch noted that Raymond has Open Space Subdivision Standards. Gorham has used the Transfer of Development Rights very effectively, gave a simplified overview of what that means.

The group discussed their ideas on higher density housing, grants and more regular reviews of ordinances. Talked about adding a local goal of encouraging clustered housing through a review of ordinances and zoning and references to the State's required future land use goals.

Co-Chair Gonzalez asked about clarifications in the introduction and

acknowledgements. Discussion of how to acknowledge former committee member and former town manager's help.

Next meeting will include another draft of the plan, with all the images, and will vote to make the version publicly available.

#### 4) **New Business**

##### a) **Select Board Workshop Recap**

Co-Chair Gonzalez thanked the IT staff for moving all the equipment and technology to the JSMS gym to make the meeting possible there. There was at least one member of every committee in attendance. All Department Heads were there. A Planning Board representative asked that the Committee ensures that is clear direction for implementation of the Plan for the next 10-20 years.

The Committee discussed how to spread the word more; set up a table at Election Day in November, cards or slips of paper with QR code that lead to the plan online, gather comments, look for implementation committee participation,

##### b) **Review of 1<sup>st</sup> draft of Goals, Policies and Action**

Needs appropriate review by Town Staff who would be most qualified to ensure those parts are appropriate. Discussion on how to prioritize the goals, reviewed specifics of the plan as it currently stands and who may be responsible to oversee the implementation.

#### 5) **Public Comment** - none

#### 6) **Comprehensive Plan Committee's Comment**

Co-Chair Leavitt read a short article from the Windham Eagle about the downtown Gray Village.

Ms. Milone asked that an agenda item for the next meeting be planning for community outreach at the November Election.

Mr. Clark asked about a Halloween event to help spread the word/collect information

#### 7) **Next Meeting Date**

##### a) October 2, 2024

#### 8) **Adjournment**

**Motion** to adjourn at 8:32pm by Mr. McDermott. Seconded by Mr. Foster.

**Unanimously approved**