



**Meeting minutes of the
Community & Economic Development Advisory Committee
April 28, 2014, 5:00pm**

PRESENT: Pete Brown, John Arnold, Martin Cates, Ellis Cohn, Peter Gross, Robin McIntosh, Meg Quijano, Lowrie Sargent, Pat Finnigan, Brian Hodges.

GUESTS: Selectman Jim Heard and Planning Board members Jan McKinnon, Dick Householder, John Scholz, Richard Bernard

ABSENT: Chairperson Deb Dodge, Staci Coomer, Kipp Wright

1. Call to Order

Pete Brown called the meeting to order at 5:00pm.

2. Approval of Minutes

Peter Gross made a motion to approve the minutes of the March 24th meeting as presented. The motion was seconded by Meg Quijano. It was unanimously approved.

3. Tannery Discussion

All in attendance introduced themselves. The group discussed ideas for the Tannery development and potential needs for changes to the zoning ordinance to facilitate the types of projects under consideration. Of particular interest were projects that would benefit the surrounding neighborhood and the Town. Brian Hodges displayed maps of the Business River District and pointed out the B4 zone. He also explained the Voluntary Remediation Action Plan (VRAP).

Lowrie Sargent spelled out the details of Business River District zoning, saying that residential use is permitted on the 1st floor of buildings as long as the space is offset by commercial use on site that's equal to residential in terms of area. Residential is permitted on 2nd floors only in the V-RAP, he said.

John Arnold presented his research on potential types of development at the Tannery site. He said that Multi-use would be top of the list, with 2nd floor residential comprised of units in a range of 1000' – 1200 square feet. For 1st floor space, commercial or an indoor farmer's market could be potential uses, Arnold said. He added that a development around the \$4-\$5 million dollar level would be the target and said that he'd met with a couple different developers who may be showing some interest.

The group commented that the multi-use concept offers a helpful alternative to the previous idea for a solution of one large company housed in a singular monolithic building.

Arnold then spoke about the idea of attracting an extension of a Maine college or university. Jan McKinnon pointed out that this use of the site would mean that property taxes to the Town would be exempted.

Planning Board member John Scholz talked about the project's potential to enhance the vibrancy of Millville. He noted that with this type of improvement, activity would be likely to head up Washington Street toward

that section of Camden. Martin Cates pointed out that with the new sidewalk extension up to Shirttail Point, residents of Millville will be able to walk more easily to and from town, supporting the Town's goal of increasing its walkability.

Robin McIntosh suggested a neighborhood meeting may be appropriate to gain input from Millville residents.

Sargent noted that \$1 million was spent by the Town to tear down the Tannery and that a for-profit solution that would contribute property taxes would be the only way to recoup those funds. With regard to a potential non-profit use of the site, Arnold expressed his feeling that the Town should not limit itself at this time by listing criteria that would eliminate certain uses from consideration.

Hodges said that the "Tiny House" concept is becoming increasingly popular, encouraging a certain lifestyle that is appealing to young people as well as to those seeking an environmentally conscious alternative. Bernhardt noted that if our predominant market is seniors, single-floor units are preferable.

Peter Gross said that with regard to collecting opinions from the neighborhood, while residents can express preferences and oppositions to certain types of projects, ultimately the zoning ordinance defines the uses that a developer who purchases the property can work within.

Sargent suggested that a good next step would be for the Planning Board to look at what could be done there and come back to CEDAC for further discussion. Pete Brown asked what the Planning Board's timeline might be for reviewing zoning and other considerations. Sargent responded that they would be looking at the early fall for further discussion on the topic, which would allow enough time for any ordinance changes to be placed on the November ballot. He added that once a developer steps in with real interest, the Planning Board can look at specific changes that might encourage that developer to move forward.

Hodges recommended the following action points:

- 1) Planning Board to look at the possibility of Open Space Zoning and/or an Overlay;
- 2) CEDAC to consider zoning changes that would make the property more attractive to a buyer;

Also it was decided that seeking opinions from the neighborhood would be premature at this time until more concrete options had been formulated. Also, workforce housing was discussed.

Sargent recommended that CEDAC get back to the Planning Board by the end of June with any suggested zoning changes.

4. **Adjourn**

Peter Gross made a motion to adjourn the meeting. John Arnold seconded this motion. The motion passed unanimously.

Next Meeting

The next CEDAC meeting will be held May 19th.

Respectfully submitted,

Karen Brace, Recording Secretary