



**Comprehensive Plan Task Force Meeting
Minutes January 20, 2022
Harpswell Town Office
Approved March 17, 2022**

Members Present: Allan LeGrow, Amy Haible, Philip Taylor, Ron Hutchins, Mary Ann Nahf, Julie Moulton, David Brown, Peter Lieberwirth, Bob Eaton

Members Absent: Monique Coombs, Brian Hirst and Kevin Johnson

Staff Present: Mark Eyeran, Planner

- 1. Call to Order:** The meeting was called to order at 2.35 pm.
- 2. Introduction of Task Force:** Members reintroduced themselves.
- 3. Public Hearing:** The Chair called a public hearing to adopt a remote participation policy. Haible moved, seconded by Brown, to adopt a remote participation policy. Motion passed, 8-0. The Chair closed the public hearing at 2:37pm.
- 4. Recap of November 30, 2021 Meeting:** LeGrow summarized the previous meeting. LeGrow asked members to think about what they believe makes Harpswell the town that it is and how the Task Force (TF) can preserve those characteristics.
- 5. Town Development Update:** Planner Mark Eyeran shared maps and summarized residential development in Harpswell between 2008 and 2021. Eyeran stated that residential development has occurred in all areas of Harpswell. Eyeran also pointed out to TF members that under current ordinances, lots not in a subdivision have to be at least 40,000 square feet and lots in subdivisions have to be a minimum of 80,000 square feet. Much of the development has occurred in areas where ground water availability was a concern in the 2005 Comprehensive Plan. Eyeran stated that there has been very little commercial development in Harpswell in the last 15 years. Eyeran explained some requirements of building in the different zones in Town. Haible stated that there have been approximately 340 new dwellings in Town over the last 15 years, which is causing a big increase in traffic and more wear on the roads. Hutchins stated that waterfront properties have probably doubled in price over the last 15 years. LeGrow stated that affordable housing is rare in Harpswell. Eyeran stated that the Town may use some ARPA (America Rescue Plan Act) funds to pay for planning for affordable housing. LeGrow stated that ARPA funds are given to municipalities from the Federal Government. Harpswell will get \$519,000 in ARPA funds that they will use to mitigate the effects of COVID on the community. There was discussion among members about the challenges with development around village communities throughout Town without access to public water and sewer. LeGrow stated that knowing the past

residential development history would be helpful to members to guide them through the planning process.

6. **Bus Tour Update:** Haible updated members about the bus tour. Members should communicate any destination requests to Haible. Nahf suggested adding conservation land information to the tour information packet. Eyerman suggested adding a drone video to show areas that can't be accessed from the road.
7. **Organizational Update:** LeGrow stated that there is overlap between the goals of the TF and many of the operating Town committees. It would be efficient to use the expertise of the committees to simplify the work for the TF. LeGrow will send out a preliminary list of topics from which TF members can assign themselves. Then members can work with the chairs of the various Town committees to bring in information for the TF to begin work on the Comprehensive Plan. Haible suggested hiring a consultant and emphasized the need for good communication. Nahf suggested educating the TF and the Planning Board about the open space and conservation plan in the form of a webinar. Eaton stated that the TF may want to look outside the Town committees and include independent groups (HHLT) for research purposes.
8. **Consideration of the November 30, 2021 Minutes:** Haible moved, seconded by Nahf, to approve the minutes from the November 30, 2021 meeting. Motion passed, 9-0. The next meeting is February 17, 2021 at 2:30pm. Members should consider if they would like to meet remote or in-person for the next meeting.

Task Force Member Action List:

1. LeGrow will email the Town Committee Chairs.
 2. LeGrow will send out the subgroups to members and linkage to Town Committees.
 3. LeGrow will gather February meeting info and report back.
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9. **Adjournment:** The meeting was adjourned at 3:50pm without objection.

Respectfully Submitted,

Kayla Matthews

Staff Liaison