10-25-18
Downtown Committee Meeting Minutes

**Downtown Committee Meeting 3: Town Facilities & Capital Improvements
Part I**
5-6pm
Town Office, Upstairs Meeting Room

Attending: Elin Elisofin, John Wasielewski, David Wylie, Betsy Hopkins, Margaret Qualey, Andy
Dorr, George Kendrick, Hooper Brooks (call-in), Gabe McPhail
Absent: Holly Sault, Kathy Warren, Kris Davidson

5pm Start

<u>**HOUSEKEEPING**</u>
Gabe reviewed the following as a means of providing structure for the group's process.

Working Guidelines
- Start & End on Time
- Stay on Topic
- Write Down Questions
- Post Additions

Framework in which we are working
Goal Statement
Maintaining our economic vitality while sustaining the year-round community is both our
primary concern and goal.
Sustainability
"Meeting the needs of the present without compromising the ability of future generations to
meet their own needs…" Sustainability is multi-layered: Environmental, Economic, Cultural,
Civic
VH Sustainability
Previously-identified VH Values that define sustainability:
• Supports and strengthens our year–round community
• Values our heritage (lobstering and independence)
• Sustains island diversity, including young people
• Enhances our sense of community and civic engagement
• Protects the island's natural resources and beauty
• Prioritizes small, locally owned and home businesses
• Includes a thriving Main Street
3 Economies
- Fisheries/Marine
- Tourism
- Year-round
Ongoing Considerations
See 10-18-18 Minutes for details
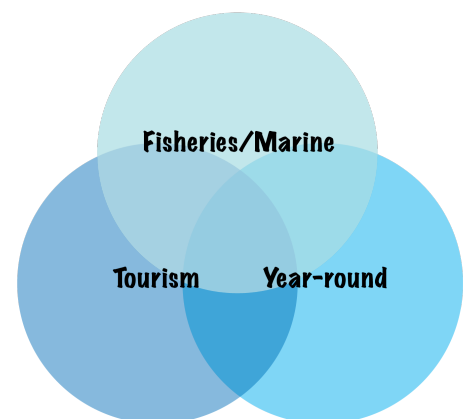
Geographic Scope
    Ferry Terminal to Library
Maps
    On walls of room for reference

Meeting Purpose
Working within our framework, generate questions, thoughts and suggestions around specific projects and considerations involving Town Facilities and Capital Improvements that are already "on the books". Questions will inform further research and discussion needed to generate recommendations for the MP, specifically the policies, ordinance changes, and capital improvements required to sustainably preserve, support, develop, attract, retain, and create resiliency within the three primary economies.

Format & Process
    1. Review definitions concepts and considerations. What's missing for "what's on the books"?
    2. Identify what we need to know, all the questions that come up.
    3. If suggestions for addressing questions are easy to identify, get them up there!

Discussion: Town Facilities & Capital Improvements Part I
The conversation about Town Facilities and Capital Improvements began with a review of information previously generated in relation to the projects that are technically "on the books" – capital projects that need to happen within the next 1-5 years. Probing questions were asked and additional questions, considerations, and recommendations were generated.

The following information was presented:

Concepts - *What's motivating us?*	Considerations- *What's on the Books, etc.?*	Questions- *What do we need to know or decide?*
Time for critical improvements Safety, walkability, age friendly downtown access	**Sidewalks** ● SLR	Do we want a Complete Streets approach? Do we want/need sidewalks on both sides of the central Downstreet section? Should we carve out any resting/meeting spots along the sidewalks?
Time for critical improvements	**Paving/Drainage Project** ● SLR ● Drainage improvements ● Water main	Do we want a Complete Streets approach? Do we need to include room for bikes along the ferry to Library section? What about pull-outs for public transportation options?
Support central downtown gathering and event space Housing access Shared use space access	**PW Garage (Site) Re-Use**	What is the timetable for moving the garage? Should the re-used site be used for public parking in the near term? Long term? How could a Robert Indiana Museum affect the site? How do we feel about turning that location into a higher-traffic intersection?

Access to High speed internet	**Bury conduit, cable, other utilities**	Do we need broadband fiber backbone along the entire study area? Should we plan for both underground and above ground options? Should there be free wifi throughout downtown? How would that affect near-term Town construction projects?
Considering others' CIPs	**Maine Water CIP** **FIEC CIP**	What is each utility's plan for SLR? What are the current "limits to growth" in terms of public water and sewer?
Maintenance	**Floats** **Ramps** **Wharf Repairing**	Do we have enough public access to the harbor? Do we want more public access? If so, should town floats and ramps be modified or expanded to accommodate more use by non-working boats in the inner harbor? Do we want to allow conversion of any wharf areas to mixed-use buildings? If so, would that affect the way we repair a wharf?

The information generated during this conversation is represented below in relation to our ongoing considerations.

	Zoning, Code, Ordinances
	What should be retained, what should be altered? Added?
General Comments	We need to plan for tourism scaled to our limits to growth. It's important but should not negatively impact the WWF. We should consider all ordinances that might affect the moving of Downtown into commercial or residential Zones What recommendations will we make to sub committees and the planning commission? Project results should lead to a wide range of future options - be flexible and adaptable Let's plan for possible changes in WWF activity.
Sidewalks	Look at: Stop signs, traffic light?, crosswalks, pedestrian only zones, green spaces to calm traffic?
Paving Drainage Project	Traffic Study Where do we need traffic calming? Where are the entries and exits we need to access the most?
Floats Ramps Wharf Repairing	We need to support the current Harbor Ordinance and continue to call for enforcement - Fees, Permits, etc.

	Broadband
	Downtown infrastructure should include cable for future BB use
Bury conduit, cable,	BB is a must. Bury conduit while we are doing the road project.

other utilities	

SLR	
	Improvements and changes must consider Sea Level Rise per the recs. SLR Committee
Sidewalks	Raise sidewalks and roads per rec of engineers and SLR Com. 1'? 3' - look 30 years out?
Bury conduit, cable, other utilities	Advisable NOT to bury electric

Community, Cultural, Functional	
	Current and future
General Comments	What do we have funds for? Limited funds allocated for roads, sidewalks, PW garage, wharf respiring. Do we plan to a specified budget and plan for what we NEED/WANT and and adjust the projects according to available funds ? We will discuss Cap Improvements again later; we will prioritize projects and discuss funding options. Safe, accessible, age-friendly streets is a goal - how do we achieve this?
Sidewalks	Bank to Net factory - larger pedestrian ways - wider sidewalks, tables in places to raise pedestrians?
Town Facilities	Town Facilities - inventory asset to assess highest and best use Net Factory area has potential to be nexus How can we repurpose certain Town facilities and spaces to bring more activity downtown to generate VIBRANCY Flea Market Field, Galamander - highest and best use of space? Green space as gathering space?
Paving Drainage Project	Complete streets in commercial zone (Ferry to Boat Yard)
PW Garage (Site) Re-Use	Does parking at PW make the most sense in terms of Highest and Best use of space and in terms of traffic?
Floats Ramps Wharf Repairing	Let's ensure a more equal balance of WWF access - those on outer islands need ensured access/float tie-up

Historical	

	What historical aspects are relevant/ essential?
Town Facilities	Historical Value Generation?
PW Garage (Site) Re-Use	Historical Value Generation?

	Values Alignment
	Do all recommendations align with Sustainable VH Values?
General Comments	Heart and Soul planning - how can we capture essence of it - engage as many people as possible
Floats Ramps Wharf Repairing	Perhaps we need different floats for different purposes? Rec, Outer-islands, Commercial?

This information will be referenced in upcoming discussions and will lay the foundation for recommendations and further research.

6pm Meeting Adjourned

View the PDF powerpoint for this meeting by clicking HERE.