



EXECUTIVE
DEPARTMENT

CITY OF SOUTH PORTLAND

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Scott Morelli
City Manager

MINUTES

O'Neil Street Facility Re-Use Planning Committee

Thursday, March 30, 2017

6:00 PM

City Hall - Council Chambers

Committee Members

Patti Smith (Chair, Council Rep)	Barbara Dee (Conservation Commission)
Linda Boudreau (Planning Board)	Craig Piper (Comprehensive Planning)
Steve Marston (Resident)	Harold Spetla (Resident)
Linden Thigpen (Resident)	Sara Zografos (Resident)

Staff & Consultants

Tex Haeuser (Planning Director)	Joshua Reny (Asst. City Manager)
Owens McCullough (Engineering)	Laura Moorehead (Facilitator)

Other Attendees

Andrew Capelluti (Energy & Recycling Committee)
Scott Morelli (City Manager)
Marilyn Reilly (Resident)

Absent: None

1. The meeting was called to order at 6:00 p.m. Laura provided the group an overview of the meeting agenda and invited everyone to introduce themselves. After the introductions, Laura conducted a group activity to help everyone learn what their fellow committee members want from the process. The group reviewed the purpose of their work and general ground rules to follow.
2. Owens McCullough, the City's engineering consultant for the project, provided an overview of the property, various considerations and questions that will need to be answered. Parcel maps were reviewed and the property was described. The City has already conducted Phase I and II environmental assessments, and the property has a

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VRAP (Voluntary Response Action Program) that will be recorded in the registry of deeds. The letter provided by DEP came back very positive, and it is likely the site will not be restricted for redevelopment. However, there will be a Soil Management Plan. There are currently tanks on the property that will need to be removed. Most or all asbestos has been abated, but there is lead paint, and perhaps PCBs from fluorescent light ballasts. Decisions will need to be made concerning the buildings, whether any are suitable for re-use or if they should all be razed. Demolition could cost \$100-150K, and so the City will need to decide whether it is willing to incur any costs, or whether it should negotiate a redevelopment agreement with a private developer, who would bear those costs as part of redevelopment. There will have to be a thorough review of infrastructure and utilities, what improvements may be required for redevelopment to occur. There are other considerations, including traffic counts and impact on the surrounding streets, whether there will be an impact on Trout Brook, etc. A question was asked about the EPA Brownfields program and whether any federal funds are available. Owens doesn't believe this site will qualify as a Brownfields. Committee members would like to know if the greenhouse could become a neighborhood amenity.

3. Tex Haeuser, Planning Director for the City, provided an overview of zoning and land use planning considerations. The parcel is currently in the Residential A zone, surrounded primarily by single family homes. However, the Committee should not feel limited by the current zoning, as it is important to go through a visionary exercise to explore various possibilities, and then if necessary, zoning amendments could be recommended as part of this process. Staff was asked to contact the Historical Society to see if information exists on the history of the parcel.
4. Public Comments
 - Marilyn Reilly spoke to the Committee and asked that it consider Universal Design standards as part of the architectural considerations for any residential re-use. This would greatly benefit seniors and the disabled.
5. Roundtable
 - Linda believes traffic will be a hurdle and will need to be considered when comparing alternative re-use plans.
 - Tex asked the group to consider what is in the best interest of the City as a whole compared to what the neighbors in the immediate area perceive is in their best interests. This will need to be reconciled as part of the process.
 - Andrew asked about runoff impact on Trout Brook.
 - Craig asked how is the neighborhood geographically defined. When we say "the neighborhood", what is the area being referenced?
 - Josh suggested the group inventory neighborhood assets and amenities. Are there gaps? Is there something that is missing?
 - Patti suggested the group focus on determining what the neighborhood needs.

- Laura asked the group to consider principles and values of the neighborhood; those things that speak to its character.
 - Craig asked if there are constraints on re-use ideas; for example, if the land were to become a park, it would cost the City money, so is that even an option?
 - Linden suggested that everyone email Laura with their redevelopment ideas, principles and values of the neighborhood, and any public amenities they would like included as part of a redevelopment.
6. Next steps – Laura explained there will be multiple public forums in the May or June months. By consensus the group agreed to meet monthly or as needed, generally on the 4th Thursday, from 6:15pm until 8:00pm. The next meeting will be on April 27th, however a site walk was planned for 5:15pm on Wednesday, April 5th. Owens and City staff will give the group a tour of the property.
7. The meeting was adjourned at 7:50 p.m.