



## CITY OF SOUTH PORTLAND

P. O. Box 9422  
25 Cottage Road  
South Portland, ME 04116-9422

Scott Morelli  
City Manager

### MINUTES

#### O'Neil Street Facility Re-Use Planning Committee

Thursday, June 22, 2017

6:15 PM

City Hall - Council Chambers

#### Committee Members

Patti Smith (Chair, Council Rep)

Steve Marston (Resident)

Linden Thigpen (Resident)

Linda Boudreau (Planning Board)

Harold Spetla (Resident)

Joshua Reny (Asst. City Manager)

#### Consultants

Laura Moorehead (Facilitator)

#### Absent

Sara Zografos (Resident)

Tex Haeuser (Planning Director)

Barbara Dee (Conservation Commission)

Craig Piper (Comprehensive Planning)

1. Meeting was called to order by Patti Smith (Chair) at 6:10 pm.
2. The minutes of May 25, 2017 meeting had not been forwarded to Committee members in advance of the meeting and therefore will be circulated and adopted at the next meeting.
3. Forum Debrief: L. Moorehead explained where the committee is at in the process and opened discussion on the Public Forum held on Tuesday, June 20<sup>th</sup>. What about the forum worked best? The committee provided a variety of feedback. Having plans on each of the tables was very valuable to the table discussions. Overall, the forum went very well. The conversation allowed people to think about new ideas, it broke down some of the reservations that may have existed about what might happen. The committee could have done better preparing to answer some of the detailed questions people asked. For instance, questions about how affordable housing is defined, what the average size of homes are in the neighborhood, etc. People were curious to know if the City has the ability to limit the cost of housing, i.e. deed restrictions. The issue of housing affordability is a sensitive subject because many equate the term with low-income housing or rental housing. One table had a healthy debate on what the higher priority should be,

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rising property values or providing affordable housing opportunities. Participants had a difficult time understanding what a small commercial enterprise would look like in the neighborhood. Ideas floated included an art studio, co-working space, and a farmers market. Similar themes came from most tables, including open/green space, traffic calming, and affordability. People liked the idea of preserving the greenhouse, but there are some issues with the structure and ongoing maintenance that likely means it is not a feasible option. Perhaps it could be salvaged. Open/green space may involve some collaboration with partner organizations, the South Portland Land Trust for example.

4. **Public Comments:** Several members of the public spoke to the committee and advocated for retaining the land to create a public park. One member of the public advocated for affordable residential development with some land set aside for open space.
5. **Next Steps:** The Committee should work to answer all of the outstanding questions that have been captured in the Report on Public Input from the Forum. Staff will take the first crack at the questions and will assemble an FAQ document to be added to the City website. Some of the questions are black-and-white, and relatively easy to answer, while others are more nuanced and will require some additional study. There is a Council workshop scheduled for Monday, June 26 for a Committee check-in and update. Committee members are encouraged to attend. The meeting begins at 6:30p.m. Council guidance will allow the Committee to begin its next phase, to begin narrowing down some of the conceptual ideas to just a few design concepts.
6. The chair declared the meeting adjourned at 7:33 pm.

**Next meeting is on Thursday, July 27 from 6:15 – 8:00 pm at City Council Chambers.**



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6:15 PM  
City Hall - Council Chambers

#### Committee Members

Patti Smith (Chair, Council Rep)	Barbara Dee (Conservation Commission)
Linda Boudreau (Planning Board)	Steve Marston (Resident)
Harold Spetla (Resident)	Linden Thigpen (Resident)
Andrew Capelluti (Energy & Recycling)	Craig Piper (Comprehensive Planning)
Sara Zografos (Resident)	Joshua Reny (Asst. City Manager)

#### Staff & Consultants

Tex Haeuser (Planning Director)	Kylie Mason (Landscape Architect)
Laura Moorehead (Facilitator)	Curt Jensch (Landscape Architect)

#### Absent

None

1. Meeting was called to order by Smith (Chair) at 6:15 pm.
2. Following a motion and second, the minutes of March 30, 2017 and April 27, 2017 meetings were adopted by unanimous vote of the committee.
3. L. Moorehead greeted the Committee and gave an update on the progress to date and the work that will be done during the next month, including the Public Forum scheduled for June 20<sup>th</sup>. Following the last meeting Tex reached out to a few landscape architects (Craig Piper, Kylie Mason, and Curt Jensch) who have agreed to spend time with the committee tonight for a mini-charrette. It is hoped that several design concepts will result that can be presented at the Forum next month. Following the forum, the committee will be meeting with the City Council for a check-in and ask for feedback on the design concepts.
4. Tex introduced the Craig, Kylie, and Curt, and explained that each of them would facilitate a table discussion focused on a different type of design. Craig's table will focus on a more

traditional patter of development, Kylie's table will focus on a blend of housing types, and Curt's table will focus on tiny homes. The committee and members of the public then split into three groups and discussed a variety of design ideas during the next 45 minutes.

5. Following the table breakouts, L. Moorehead asked each of the groups to present the design ideas that had been discussed, and participants moved from table to table to see and hear the various ideas. At the conclusion of the meeting, it was agreed that the design concepts would be refined and redrafted to prepare them for presentation at the Public Forum in June.
6. Public Comments
7. The chair declared the meeting adjourned at 8:05 pm.

**Next meeting is on Thursday, June 22 from 6:15 – 8:00 pm at City Council Chambers.**