The Master Plan Steering Subcommittee met on August 10, 2021, at City Hall room 200A.

Meeting called to order at 6:32pm. **DRAFT**

Present were: Planning Board members Peter Brunette, Rich MacNeill and Stacy Soucy, citizen representatives Mike Foote, Gary Dionne and Gail Ober, and City Councilor Bruce Cheney. Also, present Planning Director Dean Trefethen and Assistant Planner Rob Mora. Absent were City Councilor Henry Lipman and Mayor Andrew Hosmer.

Minutes of the July 15, 2021, meeting was approved as presented. Motion to approve from Foote, second from Ober. Unanimous vote.

The group discussed the density in the RS, RG, and UC Zones. Staff believes all these zones could sustain smaller lots and/or higher density allowed. The mature, early 1900's parts of the city are an example of this works to support single family, duplex and even multi-family housing. As part of this discussion the current green space requirements were mentioned, pointing out that many older lots in the city would not meet current requirements, but we are not experiencing problems in these areas of the city concerning stormwater, mainly because of the infrastructure already in place. Staff will work on specific proposals for consideration.

Chair Stewart asked that upcoming CIP priorities from City departments emphasize infrastructure requests, since infrastructure has been a focus of the discussion of the committee. Planner Trefethen will make that request of department heads. Stewart believes we need to address how we are going to provide the utilities to the areas of the city we expect to grow and what the priorities are to do that.

Discussion was held about the 2018 Master Plan recommendation that Performance Zoning be considered for the Weirs area. Discussed were the reasons for this, which have not changed since 2018, and what the boundaries would be. Using the current TIF boundary at the Weirs seems appropriate as it is already established.

Next meeting is scheduled for second or third Tuesday of September TBD (this was postponed to Tuesday, October 19, 2021).

Adjournment was declared at 8:23pm.