



MINUTES
COMMUNITY DEVELOPMENT COMMITTEE

AUGUST 12, 2009

A meeting of the Portland City Council's Community Development Committee (CDC) was held on Wednesday, August 12, 2009, at 5:00 p.m. in Room 209 on the second floor of Portland City Hall. Present from the CDC was its Chair Councilor Cheryl Leeman and members Councilors Nick Mavodones and Dan Skolnik. Present from the City staff were Associate Corporation Counsel Mary Costigan, Assistant City Manager Pat Finnigan, Planning Division Director Alex Jaegerman, Public Buildings Director Robert Leeman, Planning and Urban Development Director Penny St. Louis Littell, Economic Development Director Greg Mitchell, Senior Planner Bill Needelman, Senior Executive Assistant Lori Paulette.

Item #1: Maine State Pier – Workshop

- **Continued discussion regarding the Maine State Pier**
- **Review and finalize direction for August 17th Maine State Pier City Council Workshop materials.**

Chair Leeman said that as this Committee goes forward in its discussions for the future of the Maine State Pier, she requested that the Council get together in a Workshop forum for the CDC to check in and reach consensus in the direction it is heading. This Committee has made some headway in its own consensus, but there are also lingering questions. Material for the Workshop packet should include the "Development Alternative Description: Short-Term Implementation" which lists the seven areas the Committee has been discussing, as well as investment dollars. Chair Leeman suggested that the packet also include the document "Maine State Pier – CDC Evaluation of Development Options August, 2009". To shorten that latter document, the Chair

suggested eliminating the pictures but keeping the rest of the verbiage, which includes questions/comments from the CDC, development program, and zoning issues, and attaching a cover memo summarizing the CDC's findings, directions, and the questions still remaining. Chair Leeman said that there should also be visuals on a screen.

Ms. Littell said that the packet will also include a draft Council Order listing items in order to achieve consensus.

Councilor Skolnik asked if the Council Order would limit a developer's proposal or limit the City's ability to do something.

Chair Leeman said that is a good question and she would not want anything that would lock anyone in, but rather to set a direction in the interim as to how much the City should invest. This Committee will continue after the workshop to bring forth recommendations to the Council as more information is available.

Councilor Skolnik ask if the City Council would be voting on implementation in the near future.

Chair Leeman that there may be some parts that could be voted on this year.

Ms. Littell noted that the CIP may include some bollard work.

Chair Leeman thanked everyone for the work to date and asked if there were further questions, and there were none.

Item #2: Status of City's updating its site plan process and standards –

Penny St. Louis Littell

Ms. Littell said that the Planning Division has been working on updating site plan provisions and standards. Meetings have taken place with the Chamber and developers to get feedback.

Ms. Littell said that the Planning Board was presented proposed revisions to the Transportation Standards and staff received good feedback. This was a workshop yesterday afternoon.

Ms. Littell said that because there are many chapters to the standards (lighting, environmental, transportation, etc.), each chapter will be discussed individually to keep it manageable for everyone. Engineers and developers will be asked for comment as appropriate. All in all, this is a tremendous undertaking but it is moving forward and evolving.

Ms. Littell said that the Building Inspections Division is also going through its methods for improvements, and she will keep the Committee updated.

Chair Leeman said that this Committee also needs to have a review of the recommended updates to the standards and requested this be on the next agenda.

Chair Leeman asked if there further questions/comments. There being none, she thanked Ms. Littell for the update.

Item #3: Next Meeting Date – to be determined.

The Committee discussed next meeting dates, and concluded that they would be September 16 and 30. Chair Leeman asked staff to circulate a schedule of regular meetings for the remainder of the year.

There being no further business to come before the Committee, the meeting was then adjourned at approximately 5:30 p.m.

Respectfully submitted,

Lori Paulette