



TOWN OF CAPE ELIZABETH

Draft MEETING MINUTES

MEETING: Ad-Hoc Housing Diversity Study Committee

DATE: June 26, 2023

TIME: 6:30 P.M.

PLACE: Town Hall, Council Chambers (Hybrid)

Present: Kevin Justh (KJ), Timothy Thompson (TT), Curtis Kelly (CK), Katie Reeves (KR), Amit Oza (AO), Victoria Volent (VV), Stephanie Anderson (SA)

Absent: All members present

Committee Support Staff: Kristina Musante (KM) of K&J Strategic Solutions via zoom, Sam Fleishman and Ma'alae Lawrence of Comegale, survey contractors.

Public Guests: None

Attendance: All members present

1. Call Meeting to Order

Meeting called to order at 6:30 pm

2. Roll Call

All members present

3. Public Comment

John Volt encouraged the committee to use density and zoning strategies to create more affordable housing in the town. He asked that the committee support unlocking density in town center and creating walkability.

Jamie Garvin asked if there were other ideas besides Gull Crest being considered as places for housing, as she was unsure about feasibility of the site. The committee discussed that a report was July 10th that begins to assess Gull Crest. She asked that the committee not use terms that would be unknown to most residents.

4. Approval of June 5, 2023 Meetings Minutes

June 5th 2023 Minutes were approved with 7-0 vote. May 15th Minutes will be presented at the July 17th meeting.

5. List of Agenda Items

a. Cynthia Dill Presentation on Community Housing (6:40pm-7:20pm)

Cynthia Dill presented a video advocating to building Community Housing at Gull Crest. The committee discussed this proposal and notes that feasibility work is underway to determine its viability. Ms. Dill asked that the survey address the appetite for Gull Crest and that the video and the full interview with John Eagan video link be posted on the website of the committee.

The committee discussed funding options for building housing with Ms. Dill. Dill and members noted that there are funding options to consider from the State of Maine and federal government.

b. Survey Development & Loomio Update (7:20pm-7:50pm)

- i. Subcommittee report on survey development. (Revised Questionnaire from June 20 meeting attached)
- ii. Discussion with survey Contractors

Committee members worked with survey professionals to revise the survey questions for the public opinion survey.

- iii. Discussion of feedback on Loomio questions

Members expressed concern that Loomio has not been effective in engaging residents. It was asked that the Courier be used to promote Loomio and the upcoming survey. It was discussed that link be made for Loomio in case people don't understand scanning the code.

- iv. Discussion of responsibility of next two questions which go live June 26th

It was agreed Amit, then Kurt will host the next two sets of questions.

- v. Discussion of next two questions to go live on July 11th

The questions will remain as approved previously.

c. Reconsideration vote of Town Farm (7:50pm-8:00pm)

SA asked for reconsideration for this land and made a motion, her motion was second by CK, and the committee voted 7-0 to keep it for consideration to build housing in the future.

d. Discussion of Final Report break-down (8:00-8:15pm)

It was discussed that the final report will outline the charge of the committee and address the charge with recommendations. Committee members will individually work on recommendations to present to the full committee.

e. Discussion of <https://www.affordablecape.com> & Committee members' actions and speech prior to formation of HDSC (8:15pm-8:25pm)

- i. Staff update on public appearances, websites, & discussions

Staff noted that the legal advice given to the committee is to avoid presenting on housing topics. If an individual member is going to present on the topic then they must make it clear that it is not the position of the committee, but their own opinion.

6. Staff Updates (8:25pm-8:30pm)

Staff note the genesis of the Town Owned Land was developed by the Town Council and Conservation committee and not unilaterally created by the Town Planner.

7. Reports and Correspondence

- a) John Egan Email about TA (attached)
- b) Eamonn Dundon Email about the Hybrid meeting on June 5 (attached)
- c) Cynthia Dill Email about Free Speech (attached)
- d) Stephanie Anderson Email about Reconsideration vote (attached)
- e) Family Fun Day Coordination Emails – multiple emails (attached)

- f) Family Fun Day Flyers Email (attached)
- g) Loomio Update Email (attached)
- h) Logo & Branding Email (attached)
- i) Survey development Correspondence Email (attached)
- j) Subcommittee Meeting Email (attached)
- k) GPCOG Luncheon Invite (attached)
- l) Draft of Report – Incl Zoning Ordinance (attached)
- m) Stephanie Anderson Email on South Bend (attached)

8. Next Meeting/Event

Announce Date/Time/Place

Items on the Agenda – Continued or New Items

Committee members asked staff to request an additional date prior to July 17th to update survey questions with the contractors.

- a) Monday, July 17 at 6:30PM in Town Hall, Council Chambers (Hybrid)
- b) Monday, August 7 at 6:30PM in Town Hall, Council Chambers (Hybrid)
- c) Monday, August 28 at 6:30PM in Town Hall, Council Chambers (Hybrid)
- d) Monday, September 18 at 6:30PM in Town Hall, Council Chambers (Hybrid)
- e) Monday, September 25 at 6:30PM in Town Hall, Council Chambers (Hybrid)

9. Public Comment

10. Adjournment

Committee adjourned at 9:30 pm with 7-0 vote.