



# Towns of Damariscotta and Newcastle

damariscottame.com

newcastlemaine.us

Daryl Fraser - Damariscotta Select Board Chair | Karen Paz - Newcastle Select Board Chair



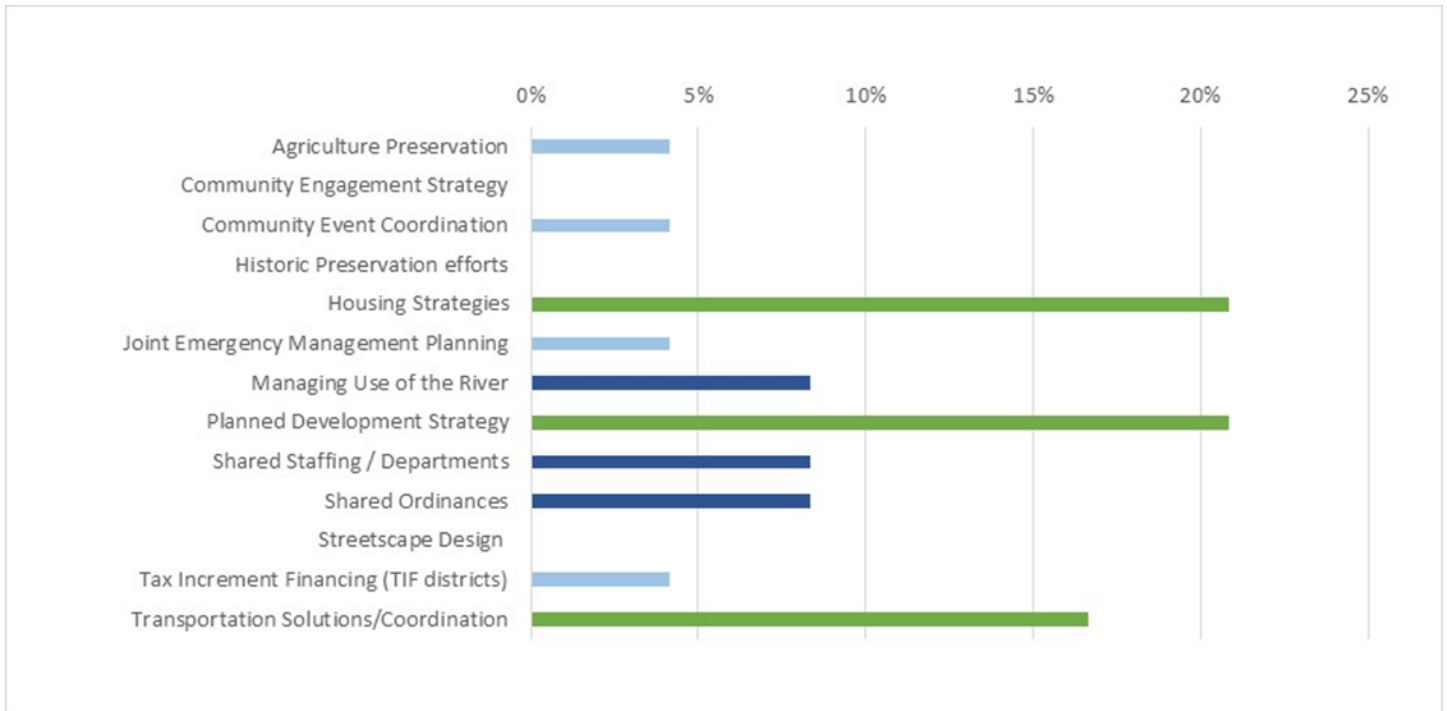
## **Notes from item 2 on the 10/30/2023 Joint Select Board Workshop Agenda**

9 members of the two Select Boards were in attendance as well the Town Managers of each town who served as facilitators for the event.

Staff from the two towns had previously developed a list of topics for the select board to consider. A survey was sent out to the two boards prior to the meeting with the primary question being:

**“While there may be different interpretations of what these topics might mean to you, please choose the three (3) that you'd like to see town staff prioritize developing further.”**

With an 80% response rate, here were the results of that survey:



As a group discussion,

Three questions were asked of the Select Board members:

Are these our top priorities?

If so, can we define what it is we're trying to achieve for the top three?

Where do these topics show up on the list of priorities for each of the respective boards?

### **Housing**

Potential Development Sites

Zoning Changes

Utilities

Identify current housing opportunities

- Short-term conversion
- Infill
- Vacant homes/lots

Identify / share financial options

Identify potential private partners

Create building concepts/building plans/ local apprenticeship program for our communities

Marketing Strategy

### **Planned Development**

Comp Plan Review/Comparison

Utility Coordination

Attracting Biz/Jobs (AMI)

Partnering with regional communities

Create housing near jobs/infrastructure

Coordinate with Regional Land Trusts

- Developable land vs. conserved land

### **Transportation Solutions**

More Parking

Public Transportation

Rail Transportation

Review/Analyze Development Patterns Nearby

MDOT Partnerships

Central Transportation

In break-out session where each table discussed one of the 3 topics,

## **Housing**

1. Identify stakeholders – Who should be involved? Departments, Boards/Committees, community members, organizations, individuals, media, etc.

**Sanitary district: Planning board: Business owners: Select Boards: School Board: LCRCOH: MDOT: Maine Housing Authority: TVHA: Town Planner: Town Manager: Land Owners: Fire\EMS\School\Utility Districts**

2. Create both a theoretical and realistic timeline to achieve the challenge

**Theoretically a year to get the ball rolling. On going from there forever.**

3. What might it cost?

**TBD Should pursue all funding options**

4. Identify any hurdles to achieving this goal

**Cost, NIMBYS, Ordinances, Staff time, Economic hurdles, Workforce**

5. How do we engage the community in this?

**Forums Surveys Workshops Ordinance Reviews Marketing**

6. How should information flow to and from the Select Boards?

**Through the town managers and workshopping**

7. Who might be left out or marginalized?

**Those that generally are uninvolved in town matters**

8. Other relevant information for the managers to consider as we develop work plans.

**We don't know what we don't know**

## **Planned Development**

1. Identify stakeholders – Who should be involved? Departments, Boards/Committees, community members, organizations, individuals, media, etc.

**Select Boards, Planner, Town Managers, GSBSD, Chamber of Commerce, MCOG, LCRPC, Land Trust Organizations, Large Employers, MDOT**

2. Create both a theoretical and realistic timeline to achieve the challenge

**20 Year vision, 1-3 year execution**

3. What might it cost?

**Admin Time, TIF Implementation, Grants**

4. Identify any hurdles to achieving this goal

**NIMBYism, Human Resources, \$\$\$**

5. How do we engage the community in this?

**Media. Community Outreach through social media**

6. How should information flow to and from the Select Boards?

**Through town managers and more Joint Select Board meetings**

7. Who might be left out or marginalized?

**?**

8. Other relevant information for the managers to consider as we develop work plans.

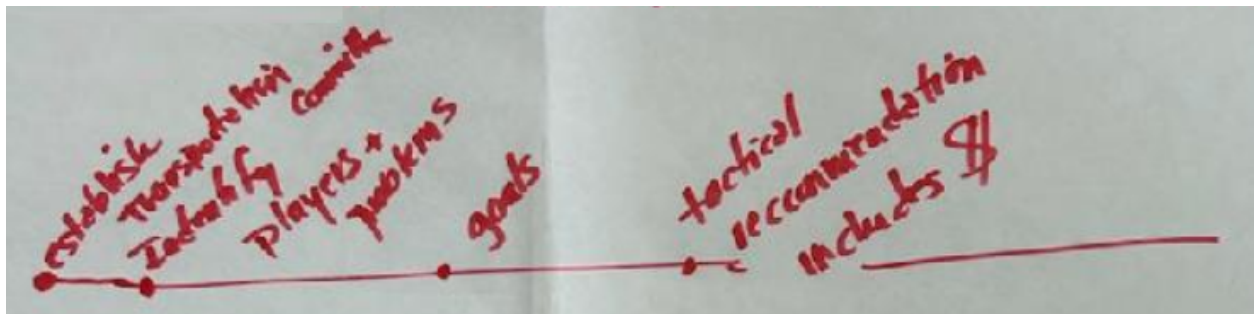
**Communication**

## Transportation Solutions

1. Identify stakeholders – Who should be involved? Departments, Boards/Committees, community members, organizations, individuals, media, etc.

**Select Boards and Planning Boards of Surrounding communities, Employers including hospice, RR, Bus Companies, effective destinations, Chamber of Commerce, MCOG, LCPRC, LCNews, LCTV, DOT**

2. Create both a theoretical and realistic timeline to achieve the challenge



3. What might it cost?

**Funding - where is it? Federal, State, Regional, Local, Private funding.**

4. Identify any hurdles to achieving this goal

**Building Infrastructure - (parking, buildings, shelters)**

5. How do we engage the community in this?

**Survey, Public Meetings, publications**

6. How should information flow to and from the Select Boards?

**Email and zoom / scheduled updates / Via Town Managers**

7. Who might be left out or marginalized?

**Invite ?**

8. Other relevant information for the managers to consider as we develop work plans.