

Pownal Economic Development and Sustainability Committee

~ Agenda – February 7, 2024 ~

3:30 p.m.

1. Review of minutes from 01.24.2024/01.30.2024/02.07.2024
2. GPCOG's Final Report – What we owe Matt
3. Water capacity grant
4. Budget request: suggested minimum of \$40,000 (marketing and promotion)
Budget for 2024/2025 – Answer from Becky on when our budget request is due: If you don't have a regular budget then you can come to any of the three meetings we are doing presentations and present your request to the SB and Budget Committee. The dates are Feb 12 and 26th or March 11th. If you tell me what date you would come I will put it on the agenda. If you have something in writing I can send it to the group ahead of time so they have time to review. We as department heads are required to send our spreadsheets a week ahead of time so they all come to the table prepared with questions etc.
5. Review of submission for Town Quarterly Newsletter
6. Review/discussion of caveat
7. Farmers Market update: Tom
8. Seven month meeting calendar (Tom's availability)
9. Other
 - A. Rendering illustration example: Tom

DRAFT

**Pownal Economic Sustainability and Development Committee
January 24, 2024 Meeting Minutes**

Present – Susan Briggs Peters, Chairperson, Pat Hodgdon, Secretary, John Libby, Paul Schumann, Tom Ursia, Town Planner, Andy O'Brien, Select Board Liaison

Called to order – 3:30 pm

Review of minutes from 12/6/2023 –

Paul moves to approve with correction of his name. John seconds. All in favor.

Tom distributed out working draft of water statement for pg 18 of the draft vision plan. First parish church should be deleted from last paragraph. A few other possible edits were discussed such as the use of “public water system.”

Vision Statement - The vision statement was revised.

The Draft Vision Plan -

Starting with the rendering that was provided by GPCOG:

Discussion ensued as to whether the rendering met our expectations. Committee members found it lacking in general. Tom says a rendering should be readable, understandable by anyone. It should be a marketing tool. He feels the rendering is confusing and could be controversial. The committee votes to not include this rendering as part of the plan. Andy's opinion is to tweak the vision plan and look to someone else for a re-do on the rendering.

Susan asked about changing the Vision Plan.

Andy and Paul discussed differing opinions on the inclusion of zoning recommendations.

Tom suggested we should look to plan incrementally, because zoning ordinance changes will take time and don't currently allow for what is in the draft plan.

Next meeting is to be Jan 30th 6:30 pm where the committee will look to finalize comments on the vision plan for the next meeting with Matt Panfil

Adjourned – 4:50 pm

Pownal Economic Sustainability and Development Committee

January 30, 2024 Meeting Minutes

DRAFT

Present – Susan Briggs Peters, Chairperson, Pat Hodgdon, Secretary, John Libby, Paul Schumann, Andy O’Brien, Select Board

Called to order - 6:30 pm

The Committee discussed the following in relation to the latest draft version of Vision Plan offered by GPCOG:

- Implementation Plan – should it be listed by priority or alphabetical. Priority was favored.
- Where we go from here? Farmer’s market as top priority. Water development
- Discussion of website, marketing priority in implementation plan should be changed to high.
- Webpage for the village district

The Committee then reviewed page-by-page the first 18 pages of the vision plan with an eye for any final changes to be conveyed to Matt Panfil.

Adjourned – 7:58 pm

Respectfully submitted by Pat Hodgdon.

Pownal Economic Sustainability and Development Committee

February 7, 2024 Meeting Minutes

Present – Susan Briggs Peters, Chairperson, Pat Hodgdon, Secretary, John Libby, Paul Schumann, Tom Ursia, Town Planner, Andy O’Brien, Select Board & Jonathan Morris, Select Board and guest, Matt Panfil from GPCOG.

Called to order – 3:30 pm

The meeting opened with a discussion about the rendering and whether it serves us a marketing tool.

Tom asked that we decide later whether to use the rendering as part of the plan, to edit it with changes, or not use it at all. The decision on the rendering is tabled. Jon believes the rendering does not support a vision of the town that as a select person will give him and the town something to base future planning on.

The discussion then moved to the draft vision plan itself with the committee going over with Matt the changes and questions discussed in the prior meeting.

- Matt to change wording with regards to the use of the term multi-generational.
- Matt explained his edits at the bottom of page 4 re: LD 2003. Delete min lot size.
- Discussion of the Implementation Plan contained within the Plan. Tom asked Andy & Jon if the timing was feasibility for those items for which the Select Board is listed. Jon said it did.
- The committee decided to do more work on the plan and implementation plan and get back with Matt.

At this point, the meeting continued without Matt Panfil.

The importance of discussion with key property stakeholders was discussed.

The committee voted unanimously to not include the rendering offered by GPCOG.

Tom brought up that he discovered that there will be a drinking water grant coming up. He’d like to go after the grant. The town qualifies for the small capacity grant but there is a larger grant for a large capacity system. Tom feels he can write the grant himself; it has to be done very quickly.

Adjourned – 5:10 pm

RFP: PCWS Well

Below are the bullet points that Andy and I put together for the development of an RFP relative to the PCWS well. In doing some online research regarding the State of Maine's requirements for public water supplies I found this statement...**"The DWP encourages PWSs and their consultants to meet with DWP staff early in the exploration process in order to minimize the potential for expending resources inappropriately. During exploration and development, conditions are often encountered that lead to a change in approach. This is also a good time to meet with DWP staff."** I think it would be a good idea to reach out to DWP for some guidance. We can talk more at the meeting.

Evaluation of Pownal Community Water System Capacity

- Engage a Maine certified geologist to review the potential development of a Public Water System water supply for the purposes of serving a new Village Core district in Pownal Maine.
- The consultant will evaluate the potential for water supply development within the Village District with specific attention to the existing well serving the Pownal Community Water System (PCWS)
- Develop a hydrogeologic model of the source of water currently being used by the Pownal Community Water System. This model to include:
 - Description of the geology and geologic history of the area
 - A cross section of the aquifer based on available information
 - A description of the:
 - Aquifer flow
 - Hydraulic boundaries
 - recharge conditions
- Develop a pump test plan to include:
 - The number of monitoring wells, existing and/or new, required for the test
 - Base line data for monitoring wells
 - Duration and planned pumping rate
 - Frequency of monitoring
 - Other data as required by the state of Maine for a Public Water Supply
 - Plan to maintain service to the existing users (less than 10) of the PCWS
- Recommendations as to the development of this well for the purposes of serving a new Village Core District.

Quarterly Newsletter:

First option:

Pownal's Economic Development and Sustainability Committee has spent an incredible amount of time addressing Economic Development for the town of Pownal and its future, including a defined Village District. We feel that water is one of the largest issues facing development and is one of our main agenda items. We need to determine if we have an adequate water supply before making recommendations for the Village District, because without it, we are limited as to development options.

We feel we have a good understanding of what Pownal residents want in a village district - the rural look and feel of the Pownal we have today with some enhancements. The committee agrees and this goal is front and center.

This process will take time. With hard work and patience, we will make progress happen.

As always, if you have any ideas, questions, etc., please feel free to reach out to any of us.

Second option:

Pownal's Economic Development and Sustainability Committee has spent an incredible amount of time addressing Economic Development for the town of Pownal and its future, including a defined Village District. We feel that water is one of the largest issues facing development and is one of our main agenda items. We need to determine if we have an adequate water supply before making recommendations for the Village District; because without water our development options are limited. we are limited as to development options.

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Third option:

Sorry to take so long to get back to you. Below are my two cents on what could go in the Town Newsletter. I think somewhere you said we did not submit anything in the last newsletter so an update on the Visioning Phase might be timely.

The committee's work on development of a Vision for the Town's Village District is concluding. In September 2023, fifty (50) members of the community participated in a Community Visioning Workshop to gather public input to help establish a vision for our Village District. The workshop involved five (5) interactive planning exercises to help the committee understand how residents want the Village District to look and function in the future. Another XX members of the community participated in a follow-up online workshop provided through the town's website. Some of the key findings are:

- The Village provides a presence of nature and scenic views of green spaces; a rural, quiet, and peaceful atmosphere. A strong sense of community, civic pride, and freedom.
- There is a lack of infrastructure in the Village and no real community gathering space. There is very little commercial uses and a lack of architectural character.
- There is a need to provide senior housing to enable residents to age in place and to provide affordable housing for local you residents and families that wish to stay in our community.

- Development pressure coming from Portland is a threat to the Town’s historic rural character.
- There is a desire for small businesses in the Village, especially a café or restaurant that can serve as a local gathering place. Other desired businesses include a bicycle sales and repair shop, local hardware store, and a farmer’s market.

Using the information received from the workshops the committee has created the following Vision Statement: *[Insert Vision Statement]*

Action items, as follow along items, are being finalized and include researching the capacity of the Pownal Community Water System to determine its value in the development of the Village. Also, Tom Ursia, Town Planner, is actively researching the feasibility and interest in implementing a Pownal Farmer’s Market in the summer of 2024.

Pownal Economic Development & Sustainability Committee

Susan Briggs-Peters, chair
John Libby
Pat Hodgden
Paul Schumann

Caveat:

Option 1: This report is the view of and written by GPCOG (Greater Portland Council of Government.) Information/recommendations/assessments and zoning ordinance changes may or may not be the view of the Economic Development and Sustainability Committee of the Town of Pownal, Maine.

Option 2: The Village District Vision Plan, inclusive of new recommendations for the Pownal Land Use Ordinance, has been created by the Greater Portland Council of Governments. The synopsis and findings of the Community Visioning Workshop held on September 13, 2024 are located in Appendix A. These findings are the key observations and priorities of the workshop attendees.