

Westminster Master Plan Committee

Westminster Master Plan Minutes 10/17/12

Present: Steve Wallace, Scott Ryder, Mike Gallant, Linda Wiest, Mike Fortin, Heather Billings, Dean Johnson, Laila Michaud, Ted Fiffy, Richelle Brown, Bud Taylor.

Meeting called to order at 7:00

Minutes from 9/19/12 approved

Finalize the Housing chapter:

Typos reviewed.

Discuss affordable housing committee possible members: Town planner, COA director, Planning Board member, BOS member, Veterans Council, Developer/Real Estate member, interested citizens. Committee could start by approaching banks and make offers for arranging as rental properties. Take on advocacy with Habitat for Humanity or Banks. Discussion that Banks don't want to be property manager and rent.

Motion to accept Housing Chapter by Ted, Laila seconded, AIF.

Economic Development Chapter:

SW working on Data & Analysis section. Boil down to 3-4 page handout for Economic Development Summit.

Overview: town lost 1000 jobs in the last 10 years. So has the region. Bulk of the job loss was after 2007. Residential development has grown faster than Commercial/Industrial development which results in C/I tax base declining as percentage of total tax base.

Need diversification of tax base with multiple employers.

Trends show Westminster heading towards being bedroom community. Taxes would reflect that burden.

Simplex drive has 4 large parcels- Millions of square feet. Reach out to leasing agent possible.

Westminster Business Park- 10 years away from pad ready business park. Lots of gravel & infrastructure work needed.

Sewer capacity problem needs to be addressed.

Village Inn Road commercial district to be addressed. Process to articulate what we want to see there.

TIF discussion- fill the buildings up, pay gradual tax increments. Be cautious of who is getting the TIF (example Maynard development entity not businesses).

Summit:

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Invited all state and regional entities that deal with economic development to speak to us briefly and then be available for individual discussion.

Assignment: get the word out. Deliver flyers to businesses on the list. Better if face to face.

Refreshments:

Heather- 50 cups

Laila- cider

Ted-coffee

Richelle-napkins

Jeff-cookies

Next meeting: December 5, 2012

Natural Resource Chapter

Open space and Recreation in January

Open space chapter needs to be approved by the State. They we can become eligible for grants. Public Hearing to be held in February/March.

June- Land use chapter Design charrette for town center.

Adjourn at 8:27 motion made by Dean, seconded by Ted.

Respectfully submitted by:

Heather Billings