

Comprehensive Plan Committee
Minutes from Meeting of March 17, 2021

Present were: Jonathan Hall, Co-Chair; John Gray, Co-Chair; Allen Kratz; Bud Fisher; Nancy Sanford; John Kimball; and Jackie Pike
Friends of the CPC – Mimi Sheller
Debbie Grimmig, Secretary

Jonathan Hall convened the meeting via Zoom. He previously distributed the agenda, minutes from the 3/3/2021 meeting, latest draft of the Public Facilities section, first draft of the Marine Resources section and an article on affordable housing in Deer Isle. The meeting was posted on the Town website and the public was invited to attend.

1. Discuss steps taken and strategies planned for soliciting public comment on Drafts of Plan (including scheduling where pertinent) – The original deadline for printing of the Comprehensive Plan was for March 31, 2021. With the challenges of the pandemic and Jarod Farn-Guillette's work load with the Hancock County Planning Commission and various community projects, it is clear that this deadline is not realistic and will need to be pushed back to April 30, 2021. This may require additional meetings, although not necessarily with the entire Committee. Other communities drafting their Comprehensive Plans have decided to suspend work until the drafts can be brought before the public for input. Jonathan Hall polled the Committee members to determine if this Committee should pause the comp plan process until the Committee has the opportunity to present the work in a public meeting. There was agreement that the drafting of the plan should be completed and submitted to the State for approval as soon as possible. The Comprehensive Plan has been in the works for a long time and it is uncertain when the public will feel comfortable in meeting to discuss the plan. Many of the sections are completed, or will be soon. Waiting too long to complete the plan could jeopardize potential funding for projects that are great importance to the community. One example is money from the Federal Economic Stimulus Bill to fund broadband services. Once the Brooksville Comprehensive Plan is completed, Jarod Farn-Guillette will be able to focus on other projects. Jonathan Hall will convey the decision to push forward in the completion of the plan to Jarod Farn-Guillette.

Mimi Sheller posted Gayle Clifford's letter to her Facebook group and encouraged the members of the group to review the plan drafts on the Town website. Jonathan Hall has received some feedback on the sections currently posted.

2. Discuss status of sections in progress –
 - Natural Resources – Bud Fisher completed the draft of this section and shared to with Jarod Farn-Guillette as well as a wildlife biologist. Both thought the section was well written and would be approved by the State.
 - Agriculture and Forestry – This section should be completed in a couple of weeks. Nancy Sanford gathered some data and forwarded it to Jarod Farn-Guillette. Jonathan Hall has consulted with farmers in Brooksville about challenges they may be facing. With the exception of the Local Food Ordinance, they in general do not have problems with local ordinances. The Local Food Ordinance allows the farmers in Brooksville making face-to-face purchases to be exempt from certain food safety regulations that are too burdensome to comply with. However, due to issues regarding spraying, the State does not honor the local food ordinance. The farmers would like the Local Food Ordinance to

be addressed. Jonathan Hall will distribute this ordinance to the Committee and to Jarod Farn-Guillette so that these issues may be addressed in the Comp Plan.

- Housing – The Committee has gathered anecdotal information that some members of the community have found affordable housing to be a challenge. Allen Kratz previously distributed the Housing section from the Town of Islesboro 2017 Draft Comprehensive Plan. This draft included a series of questions relating to affordable housing. These questions may lead to formation of housing and land use policies and strategies for providing affordable housing options. Allen Kratz will use this format to draft language to be incorporated in the housing section and will forward the draft to Jonathan Hall. The Town of Deer Isle has developed programs and secured funding to assist with workforce housing. Nancy Sanford said there is a housing program in Waterville that has established a housing trust. The City of Waterville owns the land, but the resident has equity in the building. The experience in these two communities may be adaptable for Brooksville. There was a question as to whether there is a clear definition of “affordable housing” in the plan. The term is defined in a couple of different ways in the plan.
- Marine Resources – Sarah Cox sent the draft to the Harbor Committee for review and the Chairperson of the Harbor Committee provided input. Sarah Cox and Jonathan asked the Comp Plan Committee to review the draft and forward comments to Sarah Cox, Jonathan Hall and Jarod Farn-Guillette.
- Public Facilities – Jarod Farn-Guillette and Jonathan Hall worked on the education goals for this section. The two educational goals are 1) ensuring that the educational facilities are adequate and properly maintained and 2) ensuring food security for Brooksville students while providing place-based educational opportunities through agriculture. Jonathan Hall toured the greenhouse with Carol Gregor and was impressed with the program. The school recently received a \$10,000 grant to expand the greenhouse. Jonathan Hall asked the Committee to review this section again and forward any final edits to him and Jarod Farn-Guillette. After this final review, the Public Facilities section will be ready for posting to the Town website.
- Water Resources – John Kimball has been working on this section and it should be ready by the next meeting.
- Broadband Services – Jonathan Hall will advise Farn-Guillette that broadband needs its own section due its importance to the community. Abbie McMillen has been working on the Broadband Committee and will provide the information for this section. Broadband will also be referenced in each section where it is relevant.
- Land Use – This section will be the most challenging. Jarod Farn-Guillette will take the lead, but he will need the Committee’s assistance. The Committee needs to decide what it recommends for changes in future land use patterns. Jonathan Hall will obtain guidance from Jarod Farn-Guillette on the issues that need further discussion. Jackie Pike forwarded the link to the land use maps which provides property lines for all parcels. The map requires verification by the Tax Assessor in order to be approved by the State. John Gray will confirm with the Tax Assessor that the information on the on-line pam is verified.

3. Public Comment – No members of the public were in attendance at the meeting.

4. Next meeting -- Wednesday March 31, 2021 at 6:30 pm.