Gardiner Economic & Community Development Committee

September 14, 2023

Present: Chair Debby Willis, Carrie Arsenault, Colin Frey, Gardiner Economic Director Melissa Lindley, Mayor Pat Hart, Christopher Leake, and Tamara Whitmore.

1. The meeting began at 5:38 pm.
2. Approval of June 8 minutes: Carrie makes a motion to approve the meeting minutes as presented from the June 8, 2023 meeting. Melissa seconds the motion. The motion passes.
3. Brownfields Assessment Updates:
   1. Phase 1 assessment has been completed on the Feedstore property. Building owner will be approached about pursuing Phase II
   2. 279-282 Water Street - Phase 1 investigation has been performed. Report of findings due soon. Owner is Patrick Wright.
   3. Paperboard mill would be a great location to pursue for Brownfields.
4. Parking Discussion
   1. Downtown Parking Inventory - mostly complete.
      1. Almost 1,200 spaces within downtown area
   2. Mike Miclon of Johnson Hall suggests Wes Littlefield be their parking lot liaison.
   3. Next up: to start a draft parking map
5. Downtown Master Plan Action Items
   1. Melissa shared a list of actions from the Downtown Master Plan
      1. Hydraulic & Hydrological study to develop flood loss mitigations - as part of climate resilience grant applications?
      2. Add new guidelines/standards for Historic Structure flood mitigation/management to HPC Land Use Ordinance for substantial improvements of historic structures in floodplain
      3. Change streetscape for traffic calming and beautification at gateways to downtown where speeds are reduced - talk to MDOT re: 201 gateway during repaving next year
      4. Extend trail networks, link to waterfront park, to become recreation destination and provide economic value - look for grant opportunities
      5. Enhance gateways to downtown - Should we move the gateways if they are not at the ideal spot? How do visitors know when they have “arrived” to Gardiner?
      6. Redevelop TW Dick Lot - this is underway, it is listed for sale and some developers are interested
      7. Subdivisions for development at edge of Hannaford parking lot - is this even a good idea, since the area floods regularly
      8. Reimagined City Hall: mixed use civic project - assessing the property and awaiting a final report
      9. Development on Chapman’s Lot - who owns it? Will need to look at City Tax Maps. Does it need a Brownsfield assessment?
      10. Winter & Water Street area development, connecting Cobbossee corridor to downtown
      11. Include private lots in parking assessments - being worked on
      12. After hours shared parking arrangement for private lots - being worked on.
      13. Develop downtown parking guide - will be addressed with the parking issue currently being worked on.
      14. Handicap parking on Water Street - to be addressed as part of the accessibility project.
      15. Accessible sidewalks - to be addressed as part of the accessibility project.
      16. Accessible route from parking to downtown - to be addressed as part of the accessibility project.
      17. Redesign Arcade parking lot - this fiscal year we will be hiring an engineer to come up with design options.
      18. Arcade Access Improvements - as part of redesign plan
      19. The waterfront park into trail systems - partly accomplished via Cobbossee Stream bike trail extension work. Accomplishing the Merrymeeting trail will also connect the waterfront (and Gardiner) to Topsham/Brunswick area.
      20. Shared use agreement for Key Bank ATM parking area - as part of parking plan?
      21. Cobbossee Trail stub on north side of stream for clear pedestrian path from parking - by Emery’s
      22. Lane shifts using paint-only on Brunswick Ave hill to be bike friendly - Need to connect with MDPT during the repaving project next year
      23. Add green stormwater infrastructure to mitigate flooding - as part of the Arcade parking lot redesign?
      24. Updated signage plan - as part of parking and Wayfinding project
      25. Community identity & marketing strategy
   2. Accessibility Study will be done this fiscal year.
   3. Funding Opportunities
      1. Downtown Revitalization Letter of Interest is due in January. The requirement of this grant is that a “blight” area must be determined and that a 25% match is required.

Grouping Key: Parking and wayfinding work Outdoor recreation and trails

Road improvements Climate Resiliency/Environmental Issues

Accessibility

Adjourn at 6:55 pm. Respectfully submitted by Tamara Whitmore