

Thursday, July 10, 2025
Comprehensive Plan Committee (CPC) (HYBRID)

Comprehensive Plan Committee
6:00 PM - 9:00PM

Council Chambers, via Google Meet, and via SPC-TV
25 Cottage Road (City Hall)

Join from a computer or mobile device:
<https://meet.google.com/vxt-zkdq-jmn>

Listen-only Phone Number:
(978) 593-8354
PIN: 709 432 077#

A. Committee Administration

Subject : 1. Attendance/Roll Call

Meeting : Jul 10, 2025 - Comprehensive Plan Committee (CPC) (HYBRID)

Category : A. Committee Administration

Type :

Public Content

Seat	Member Name	Position
At-Large	Kathleen Egan	Chair
Economic Development Committee	Marty Riehle	Vice Chair
At-Large	Bob Foster	Secretary
District 1	Peter Stanton	
District 2	Howard Kunin	
District 3	Vacant	

District 4	Anne Jordan	
District 5	Vacant	
Affordable Housing Committee	Mike Hulse	
Conservation Commission	Christopher Payne	
Human Rights Commission	Pedro Vázquez	
Planning Board	Jeff McDonald	
Youth Representative	Grace Thayer	
City Councilor	Councilor Natalie West	Non-Voting
City Councilor	Councilor Elyse Tipton	Non-Voting
Advisory Member	Vacant	Non-Voting

Subject :

2. Approval of Minutes

Meeting :

Jul 10, 2025 - Comprehensive Plan Committee (CPC)
(HYBRID)

Category :

A. Committee Administration

Type :

Public Content

Approval of the draft meeting minutes.

A recording of this meeting and previous Comprehensive Plan Committee meetings can be found [here](#).

Note: Minutes posted 7/9/25 at 2:40 pm.

File Attachments

[6.18.25 CPC Minutes \(with attachment\).pdf \(628 KB\)](#)

Subject :	3. Schedule
Meeting :	Jul 10, 2025 - Comprehensive Plan Committee (CPC) (HYBRID)
Category :	A. Committee Administration
Type :	

Public Content

Comp Plan Committee Meetings and Events: For the most up-to-date schedule, visit <https://southportland2040.com/>

B. Committee Business

Subject :	1. Key Land Use Policy Areas (KLUPAs)
Meeting :	Jul 10, 2025 - Comprehensive Plan Committee (CPC) (HYBRID)
Category :	B. Committee Business
Type :	

Public Content

Having completed the initial review of the Key Land Use Policy Areas (KLUPAs) to set general policy direction, the committee will now review staff's feedback and recommendations from the perspective of those who will be responsible for implementing the plan's policies. The Committee will review:

- The growth numbering framework on the first few pages of the KLUPA policy document
- The KLUPAs policies sequentially from #1 through #26 as time permits, however, #15 *Shipyard and Terminal Area* will be reviewed at the committee's subsequent meeting on July 16th along with any other remaining KLUPAs.

A single Public Comment period will be provided prior to committee discussion to address this agenda item and is limited to 2 minutes per person.

Note: Feedback from City Council's June 12th Workshop can be viewed [here](#) (starting around timestamp 02:26)

Background:

The Comprehensive Plan will give **broad city-wide** goals and strategies to guide the City's policies with respect to future growth and development/redevelopment. The Key Land Use Policy Areas

(KLUPA) identify **specific areas** where more place-based policies are needed to achieve the broader vision, goals, and objectives.

- Existing KLUPAs from the 2012 Comp Plan:
 - An interactive map is available [here](#).
 - The pages from the 2012 comp plan that detail the policies and mapping of the existing KLUPAs [can be found here](#).
- Proposed DRAFT KLUPAs for 2040 Comp Plan:
 - An interactive map is available [here](#).

File Attachments

[PDF - Key Land Use Policy Areas \(KLUPAs\) for 7.10.pdf \(254 KB\)](#)

[WORD - Key Land Use Policy Areas \(KLUPAs\) for 7.10.docx \(145 KB\)](#)

Subject :	2. Committee Roundtable
Meeting :	Jul 10, 2025 - Comprehensive Plan Committee (CPC) (HYBRID)
Category :	B. Committee Business
Type :	

Public Content

This agenda item provides an opportunity for committee members to report out information pertaining to the Comp Plan without taking action.

Note: Updated 7/9/25 at 10:10 AM

- Staff to ask CPC to consider a new KLUPA # 27, as show in attachment, during their next meeting on July 16.
- Seeking interested CPC members to staff the Comp Plan table at the Bug Light Park Anniversary, July 26, 11am - 3pm

File Attachments

[KLUPA #27 - Eastern Waterfront Marine Protection Area.pdf \(8,470 KB\)](#)

C. Public Comment

Subject :	1. Public Comment
Meeting :	Jul 10, 2025 - Comprehensive Plan Committee (CPC) (HYBRID)
Category :	C. Public Comment
Type :	

Public Content

Spoken Comment: When providing public comment, please begin by stating your name and address. Comments are limited to **two minutes** per person or as determined by the Committee Chair. Comments may be presented in-person or over Google Meets. To join this meeting please use Google Meet link:

<https://meet.google.com/vxt-zkdq-jmn>

Written Comment: Written comment should be emailed to compplan@southportland.org and must include your name and address. Written comment sent at least 4 hours prior to a scheduled meeting will be provided to the Committee by the time of the meeting for consideration. Written communications sent within 4 hours of a meeting should be submitted in person at the meeting because staff cannot guarantee that the material will be distributed prior to the meeting.

Please remember that all written and oral testimony is considered a "public record" under Maine's Freedom of Access Act. Written testimony will be viewable by the public. Oral testimony is recorded and may be viewed by the public when the recording is made available by the City.

Written comment submitted to the CPC since the committee's last meeting is also attached.

Public Comment added 7/8/25 at 1:40 pm

- D.H.17.7.25
- D.H.27.7.25
- D.H.37.7.25

Public Comment added 7/9/25 at 10:00 am

- D.H. 7.9.25

Public Comment added 7/10/25 at 1:45 pm

- D.H. 7.10.25
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File Attachments

[M.L. 6.30.25.pdf \(40 KB\)](#)
[D.H.1 7.7.25.pdf \(1,551 KB\)](#)
[D.H.2 7.7.25.pdf \(1,441 KB\)](#)
[D.H.3 7.7.25.pdf \(88 KB\)](#)
[D.H. 7.9.25.pdf \(444 KB\)](#)
[D.H. 7.10.25.pdf \(687 KB\)](#)

D. Adjournment
