

**CASTINE COMPREHENSIVE PLANNING COMMITTEE
MEETING OF APRIL 11, 2007
MINUTES**

Members Present: Cass, Loustaunau, Mass, Parish, Parsons, Vogell, and Gregorie (via telephone)
Also Supervisor Abernethy, Consultant Martin.

1. Chairman Vogell called the meeting to order at 4:02 pm.
2. The Minutes of the meeting of March 14, 2007 were approved as distributed.
3. Most of the remainder of the meeting was devoted to an extended, thorough, and enthusiastic discussion of the proposed draft of Section C of the Comprehensive Plan – Housing.

As with other data compiled by the 2000 U.S. Census, Committee members had difficulty squaring the data with their own information and local knowledge. (Were there *really* 67 mobile homes in Castine in 1990?)

There was some difficulty as well in arriving at a useful nomenclature for the dwelling units in town: Seasonal vs. year-round? Primary vs. secondary? Owner-occupied year-round vs. seasonally vacant? The committee finally agreed on “year-round use vs. seasonal use.”(At least that’s what the Secretary’s notes say.)

It was agreed to reduce the proposed Table C.5 to the last line, merely to show the median value of homes in Castine vs. that of homes in Hancock County, leaving out the rest of the data because it is probably outdated and possibly misleading. (See comment on census data, above.)

Additional suggestions included reworking of the final draft to indicate conclusions first, followed by the data supporting them; the addition of a new chart showing examples of how the state’s “affordability indices” are calculated; and concerns that changes in the economy in the last 25 years or so make assumptions about debt-ratios and housing affordability somewhat precarious.

The need for additional data that might correct some of the census data was agreed to, and deadlines proposed.

4. At the suggestion of Ms. Mass, the next meeting will be held in the observatory on the MMA campus to hear a 20-minute presentation by Professor Andy Chase. (Ms. Mass also agreed to take minutes in the absence of the Secretary.)
5. The meeting adjourned at 6:02 pm.

P. S. Consultant Martin indicated there may have been a human error in transmitting some of the data, but that still leaves other questions unresolved.