



Falmouth Economic Improvement Committee

Wednesday, May 18, 2016 Minutes

Attendance:

| Name | Present | Name | Present | Name | Present |
|------------------|---------|------------------|---------|-------------------|---------|
| Sandra Lipsey | - | Dimitri Balatsos | - | Pam DiPietro-Hale | - |
| William Lunt III | √ | Chris Wasileski | √ | | |
| | | | | | |

Council Liaison:

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Staff present:

Nathan Poore, Theo Holtwijk

Others present:

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The meeting was started at 3:30 PM.

1. Review of Draft Minutes

The review of the minutes was tabled as there was no quorum

2. Discussion of Town Permit Review Survey

The committee reviewed the responses to the survey and noted that the most critical feedback came from an anonymous respondent. It was agreed that the next steps should be:

- Send a thank you letter to the respondents. Theo will work with Bill on that.
- For the Ad Hoc Zoning Committee to finish its work on reorganizing the zoning ordinance.
- For the sign issues to be added to the Council Work Plan for next year
- To address any personnel issues. Nathan noted that these had been improved.

Bill noted that it was important for permit applicants to meet with staff beforehand to avoid incomplete applications. That does not always happen, which does not make the process as smooth as it could be.

Chris commented that applicants sometimes have a perceived timeline how soon they will get there permits, and that they sometimes think an issue is easy, whereas staff may think otherwise. Interpreting the ordinance is one thing, but at the Planning Board level that interpretation may be different. If a project approval is delayed that can sometimes cause issues with the construction pricing that contractors may or may not hold. The neighborhood process adds another dimension. A developer needs to be aware of their own process as well. The Town's minor site plan process changes were good, he added. He thought that the zoning toolbox could include more alternative approaches. Chris recently attended a Form Based Zoning program, but felt that that could be more restrictive for developers. Traffic impacts also need to be accounted for.

There was a discussion about the status of the Falmouth Economic Development Commission. That group has not met in a while. Nathan stated that he would be willing to meet with FEDC anytime.

It was concluded that any permit issues can be attributed to the Town as well as the applicants.

The committee suggested that the Planning Board could perhaps add a special standing meeting each month to clean up any applications that it did not get to at its regular meeting.

3. Other Business

The committee discussed its membership and decided that the next step should be to meet with Councilor Farber, who is the liaison the committee. Chris felt that there were three options: downsize the committee, merge the committee with another one, or eliminate the committee.

Nathan reported that the new Flagship Cinema will have spectacular design and it should be open in 7-8 weeks. He also reported that Rivalries Restaurant obtained its building permit and that a final walk-through will be done of the Hat Trick Drive construction project.

Nathan stated that the Route 1-Turnpike Spur project is expected to unfold much slower than expected and that issues of financial feasibility need to be addressed.

Plans for Shop Falmouth 2016 are underway. The event will include an extra evening that could have a wine/beer event. There are also ideas for a vendor village along Route 1.

The Town is planning a Chamber-After-Hours event in partnership with OceanView to be held at the Lunt building.

The Council is in discussion with Princeton Properties about an expansion of Foreside Estates.

Voters will decide on June 14 the fate of the Route 100 project. Staff produced an informational flyer and two videos explaining the project and its financing.

Nathan reported that the vacant Wendy's space is actively being marketed. The owner of that property is also investigating redevelopment possibilities for property he owns along Depot Road.

4. Next Meeting

Bill will contact Karen to see when the special meeting could be held with her and the committee.

The next meeting date is to be determined.

The committee adjourned at 4:45 PM.

Draft minutes prepared by Theo Holtwijk, May 25, 2016