



Long Range Planning Advisory Committee (LPAC) Thursday, October 23, 2014 Minutes

Attendance:

<i>Name</i>	<i>Present</i>	<i>Name</i>	<i>Present</i>	<i>Name</i>	<i>Present</i>
Paul Bergkamp	√	Kurt Klebe	-	Jim Thibodeau	√
Sam Rudman	-	Sandra Lipsey	√	Erin Mancini	-
Bill Benzing	√				

Council Liaison: Claudia King
Staff present: Theo Holtwijk
Others present: -

The meeting was called to order by Sandra at 6:00 PM.

1. Review of Neighborhood Mapping Data

The committee reviewed the Excel charts that Judy had prepared. The charts showed the level of non-conformity for the R-A district and the R-B district in East Falmouth. They also showed the growth potential of the sample neighborhoods if lot size minimums were reduced to achieve around 75% lot size conformity. This potential was compared to the potential under current zoning rules. Judy also looked at this for the R-A district and the R-B district in East Falmouth.

2. Review of Draft Minutes

As a quorum was achieved, the draft minutes of September 25 and October 9 were reviewed and approved as written.

3. Continued Review of Neighborhood Mapping Data

The committee discussed the potential impact on infrastructure such as roads that may have been designed to handle fewer cars. Paul noted that the denser development pattern may allow for nearby stores and may promote more walkability. Jim felt that off-street parking will be important with additional growth, so problems with on-street parking, which can make narrow streets difficult to navigate, can be minimized. Paul mentioned that smaller cars may become more the norm and that the street would need to be handled differently in the future. He also mentioned the impact of an aging society and realized that these are dynamics to explain to the public.

As the numbers show potentially great growth potential that can be both exciting and promising, but also potentially threatening to some. The committee may choose to develop moderate proposals, or find ways to mitigate too much growth at any one time. Sandra noted that the statistical survey that LPAC did showed that people in Falmouth wanted rural character preserved and allowing for growth in the growth area would help to do that.

The committee then reviewed the two maps that Judy had prepared. They showed the development of lots and new homes between 2001 and 2013. Paul pointed to a few developments in the growth area, such as Tidewater and Mussel Cove, that are within walking distance of commercial areas and said that these supported the Comprehensive Plan direction.

The committee did not make any specific recommendations on minimum lot size, but noted that it was interested to come up with neighborhood specific recommendations rather than a one size fits all solution..

4. Review of Accessory Dwelling Unit Concepts

The committee reviewed the latest ADU concepts chart. Theo added Amanda's comments in a new column, so they could be compared to the committee's suggestions and stated that Amanda was unable to join the committee tonight.

!_The committee noted that no decision(s) had been made on any of the concepts and that Amanda in her comments seemed to be ahead of the committee.

!-The committee noted that it had assumed with any density of less than 20,000 sf (that such) would come with public water and sewer service. In addition, Maine law does not allow septic systems on lots less than 20,000 sq.ft. The committee discussed that the Town did need to(be) mindful of any infrastructure impacts.

As to the role of the CEO in reviewing ADU applications, the committee felt that the CEO should have the ability to send any ADU applications to BZA for review if they were complicated or controversial. The sense was that a great portion of ADU applications would be straightforward !- and could and should be handled by the CEO (without going to BZA).

The committee discussed Amanda's concerns with ADU size limits and if allowing duplex units in the RA and RB zones should be considered. While the committee felt there was value in that, Sandra suggested not including the expansion of duplexes in the proposal to help make the rest of the recommendations gain approval from the Council more easily. The pros and cons of duplex units were discussed. Paul felt it was important to always remember the original intent of dealing with an aging community and creating walkable neighborhoods. Jim added the goal of creating affordable housing options for older and younger people, so they don't have to live elsewhere. He felt that building larger homes on large lots does not work any more and affected the rural character that the Town has been trying to preserve.

Theo pointed out ADU samples sizes from his research and the list of ADU resource documents. These have been helpful to get an idea what other communities are doing and how the concept of ADU can be graphically explained.

The committee did not make any changes to the ADU chart pending discussion with Amanda.

5. Council Update October 27

Theo stated that on Monday the Council will review an update of its work plan, which includes all of the action items of the Comprehensive Plan. LPAC's work has been summarized in just a few sentences, but in addition a detailed memo on LPAC's work will be attached to the Council agenda.

6. Next Steps

The committee requested that Amanda be invited to join the committee at its next meeting. Sandra noted that the dialogue with the public can only begin once draft language has been arrived at.

7. Other Business

The committee agreed to move the meeting that conflicted with Thanksgiving to November 20.

8. Next Meeting

The next meeting will be a joint meeting with the CDC to converse with the real estate development community on November 13 at 6:00 PM. Theo passed around the invitation list that had been used, to give the committee an idea who was invited. He stated that any personal encouragements from committee members may help some of the invitees to attend on November 13.

The meeting was adjourned around 7:30 PM.

Draft minutes prepared by Theo Holtwijk, October 24, 2014