



# Long Range Planning Advisory Committee (LPAC)

## Thursday, August 13, 2015 Minutes

**Attendance:**

Name	Present	Name	Present	Name	Present
Paul Bergkamp	-	Kurt Klebe	√	Jim Thibodeau	-
Sam Rudman	√	Sandra Lipsey	√	Erin Mancini	-
Bill Benzing	√	Karen Farber Council Liaison	√	Theo Holtwijk, Staff	√

Sam started the meeting at 6:00 PM

**1. Discussion regarding LPAC 2015-16 Work Plan**

Theo handed out the draft Council work plan. The items that LPAC had requested were assigned by the Council to LPAC. Karen suggested that LPAC take up Resource Conservation Zoning ahead of street standards as RCZO was an item specifically mentioned in the Comprehensive Plan. Sandra clarified that a review of streets standards will be important as these rules can enable, or not, growth in the growth area.

Theo distributed the current RCZO rules and suggested that the committee read those before the next meeting. He also handed out the comments that were received from the public on RCZO and street standards. He will research the history of RCZO and discuss with Ethan any issues he may have encountered during PB review.

LPAC saw no issue with reporting recommendations by May 2016. Karen said that the CDC had a full plate with the Year 1 zoning work and other assignments. Kurt suggested that LPAC's 2015-16 work could potentially be incorporated in the CDC zoning package. He wondered if the RCZO made sense in the growth area and felt that education on the current rules, RCZO history and any issues would be helpful. He felt that there may be different demands and markets in the growth area vs. the rural area.

**2. Review of Draft Minutes of May 14, 2015 Meeting**

The committee unanimously approved the draft minutes of the May 14, 2015 meeting as written.

**3. West Falmouth Sewer Master Plan**

Theo handed out a copy of the presentation that Wright-Pierce had given at the last LPAC meeting as well as a memo that detailed when the draft report may be expected. This will not be until some time in September. He also showed the maps that LPAC had reviewed.

Karen asked Sam and Sandra if the sewer review had made them rethink the limits of the growth area. Sandra said that this had not been the case, and that the sewer study showed how the Town could stay ahead of any problems.

#### **4. Other Business**

The committee discussed the Route 1 housing development that had been approved just over the Cumberland line.

The committee was also made aware that the Council wants to move forward with a Route 1 North Committee and Route 1 North Master Plan.

Theo gave an update on the Route 100 project. Preliminary engineering for that is now under way and will be complete by December 31. It is unclear when the recommended zoning for that will be addressed.

Theo also mentioned that the Town was working on a 2015 Bicycle Pedestrian Plan, that the FEIC was assigned to begin implementation of the Economic Development Strategy.

The various affordable efforts were mentioned: OceanView's proposal for the Plummer School, Avesta's effort at Blackstone, and Habitat's proposal for the Woods Road site.

An update was given on the Route 1 construction.

Theo and Sandra will meet with the CDC on 8/20 to answer any questions on LPAC's year 1 recommendations pertaining to accessory dwellings and duplexes.

Sam asked about the terms of LPAC members. Theo will check on that with the Town Clerk.

#### **5. Next Meeting**

The next meeting will be on September 17 at 6:00 PM.

The meeting was adjourned at 7:40 PM.

Draft minutes prepared by Theo Holtwijk, May 15, 2015