



Long Range Planning Advisory Committee (LPAC)

Thursday, September 17, 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. Review of Draft Minutes of August 13, 2015 Meeting

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

2. Review of Resource Conservation Zoning Overlay (RCZO) District

Theo distributed and reviewed various RCZO handouts: RCZO map, current RCZO rules, a prior illustrated presentation, and list of RCZO projects of last 12 years. He noted that neither Amanda or Ethan were available to answer questions, but that perhaps the meeting could be used to become more familiar with RCZO and formulate some questions. Basic questions could include: is RCZO achieving its intended purpose, should RCZO continue to apply to projects of any size, should there be a different RCZO approach for growth area versus the rural area, and should the required percentage of open space set aside (now 30%) be revisited?

The committee reviewed some of the purpose language in the ordinance, discussed the 2011 amendment that changed the required open space set aside from 50 to 30% and asked some clarifying questions. Theo suggested that at a next meeting some RCZO site plans could be reviewed by the committee, so it had an idea how RCZO was applied to a range of recent of projects in different zoning districts, such as Residential A and Farm and Forest. The committee thought that was a good idea.

The committee wondered if the change from 50 to 30% was a game changer for some developers in either proposing new projects or doing their projects differently. The committee thought that Bob Shafto would be able to provide insights in the effectiveness of RCZO in rural as well as growth area.

The committee was interested to better understand the implications for projects with a 30 versus 50% open space set aside. Would the number of lots be affected? Would the size of lots be affected? The committee was wondering if eliminating the RCZO requirement for the

growth area made sense as preservation of habitat in the Residential A zone, for example, was not really feasible and the Town was interested to encourage more growth in that area. The committee was wondering what the town would lose or gain if the RCZO requirement went back to 50% and the RCZO requirement for growth area was eliminated, and if that was potentially a good balance to strike.

The committee asked if there had been any rejections by the Planning Board of RCZO projects. Theo suggested that rejections may not really occur, but that some projects may get withdrawn. A more common occurrence may be when applicants do not follow the 4step design process, which results in project designs needing to get adjusted during the review process, making it a more difficult process for all involved.

Theo mentioned that Falmouth's ordinance was drawn from the work of Randall Arendt on conservation zoning. He showed two of his books on the subject and said he tried to learn what the basis was for the original "50%" open space set aside. The committee was interested to have the RCZO rules work with the most current conservation development ideas, and thought that perhaps inviting Randall to speak with the committee at an upcoming meeting to learn of his national experience may be a good idea. In the interim, Theo will review the new edition to Randall's book Rural by Design for project examples that may be of interest to LPAC.

The committee thought its next step should be to invite Ethan Croce and Bob Shafto to the next meeting and picked some possible dates for that. Theo will be in touch with them, articulate the committee's questions, and find some appropriate site plans.

3. West Falmouth Sewer Master Plan

Theo said he hoped to have an update on the ETA of the draft West Falmouth Sewer Master Plan by the committee's next meeting.

4. Other Business

There was no other business.

5. Next Meeting

The next meeting will be on October 8 or 22 at 6:00 PM, depending on the availability of LPAC's invited guests.

The meeting was adjourned at 7:19 PM.

Draft minutes prepared by Theo Holtwijk, September 18, 2015