



## Long Range Planning Advisory Committee (LPAC)

### Thursday, March 24, 2016 Minutes

#### Attendance:

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

Sam started the meeting at 6:00 PM.

#### 1. Review of Draft Minutes

The review of the draft minutes of February 11<sup>th</sup> was tabled as there was no quorum.

#### 2. Discussion of Resource Conservation Zoning Overlay (RCZO) District

There was a discussion on Freeport's open space rules and who decides if a developer pays a fee in lieu of setting aside open space. Theo said that geographic location of project is the determining factor and that Freeport uses a map to indicate which properties are eligible for that. He was not sure if paying a fee in those cases was optional or mandatory. Kurt felt that a simple approach was preferable over adding complexity. Paul suggested that doing a calculation might give a sense what funds may be generated in transitional areas. The committee agreed to park the in lieu fee idea for the time being.

At the last meeting the committee had expressed an interest to learn more about Purchase of Development Rights (PDR). Theo found a fact sheet in the CDC's archives on PDR and provided the PDR rules for the Town of Gorham. The committee was interested to learn what Gorham's experience had been. Theo will contact the Gorham planner. It was also suggested that Westbrook had PDR as part of its rules. Theo will look into that.

Paul wondered if increasing density should be done through a fee instead of by right as currently is being proposed by CDC. Karen replied that a density bonus is still possible with the current CDC proposal. She added that the CDC is presenting its zoning proposals from LPAC's year 1 work to the Council on 3/28. Included in that is a RCZO provision that deals with minimum lot size.

Theo will also check with Gorham how the fee for bonus provision has worked out.

The committee circled back to what the goal of the RCZO review was. Kurt stated the Comprehensive Plan's goal is to have a majority share of growth in the Growth Area and that the task was to devise ways to encourage growth in growth area and discourage it in the rural area. There was a discussion as to what was meant with "open space." Does it apply when one has a small house on a big lot, Karen wondered. Kurt said that a key component of "open space" should be permanent protection of that space. The discussion moved to what the required percentage for open space should be. Kurt felt that it should be higher than it currently is as septic systems are allowed to be located in it.

Karen wondered what the amount of open space was in the proposed 100 Acre Woods project, and if a 30% versus 50% rule would have made a difference and, if so, what that would have accomplished. Theo will research that site plan. Sam reminded the group that a rural cap will also serve to discourage growth in rural area.

Upon discussion the committee was thinking about a 50% open space requirement for the rural area, keeping the 30% requirement for the growth area for larger projects (3 or more lots or over a certain acreage), but allowing developers to buy it down to 15% if projects were smaller than that. Karen mentioned that the districts in play were RA, RB East (which will remain as RB), and RB West (which will be renamed RD). She mentioned that these zoning map changes were consistent with the rural-growth boundary work that had been done.

Sam suggested that in RA developers could buy down the open space to 0% and in RB to 15%. Theo will run some hypothetical scenarios to get a sense how that could play out. He will also make a proposal on what flexibility in dimensional standards might make sense.

Karen noted that the value statement in Gorham's rules was quite explicit and she liked that. Kurt was not so sure.

The committee went back to the fee in lieu concept and was wondering what the fee amount per square foot in Falmouth would be. Theo will look into recent raw land sale prices. Kurt felt that such a fee should be adjustable over time. There was a discussion what the revenue could be used for. It could be open space acquisition, open space improvements. There was a suggestion to also include maintenance expenses. The committee agreed that it should be for better quality open space.

### **3. Update on West Falmouth Sewer Study**

Theo reported that on 3/28 at 6:00 PM the Council will get an update on the West Falmouth Sewer Study.

### **4. Other Business**

There was no other business.

### **5. Next Meeting**

The committee agreed to meet next on April 14, 2016.

The meeting was adjourned at 7:45PM.

Draft minutes prepared by Theo Holtwijk, April 3, 2016