



Long Range Planning Advisory Committee (LPAC)

Thursday, April 28, 2016 Minutes

Attendance:

Name	Present	Name	Present	Name	Present
Paul Bergkamp	√	Kurt Klebe	√	Breana Behrens	-
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 draft minutes of February 11th and March 24th were approved as written.

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

Theo gave a status update on the staff work from the last meeting. He stated that the CDC's work appeared to be in flux regarding the method of density calculation. He said that the Council had scheduled a May 9 workshop on this topic. He recommended that LPAC put its RCZO work on hold for the time being in order to have the CDC and Council finalize and approve new zoning amendments. Once that is done, LPAC would have a better target for any RCZO suggestions. The committee agreed with this suggestion.

3. Update on West Falmouth Sewer System Study

Theo reviewed a presentation that was shared with the Council on 3/28. The committee questioned to what extent the recommended short term projects were driven by creating additional sewer treatment capacity versus maintenance needs. Theo stated that all projects, with exception of the Route 100 extension, were driven by maintenance needs. The committee was interested to get an idea which areas in the Growth Area had growth potential, which possibly could be met by the proposed short term sewer projects. Theo will research that and get back to the committee. More review meetings are scheduled with the Council, including a public comment opportunity. This project is expected to conclude this fall.

4. Update on Falmouth Water System Study

Theo reviewed the status of the water system study that is being developed by Wright-Pierce. This study is done in partnership with the Portland Water District. The system covers the Growth Area quite well. Theo reviewed some of the maps to show where the present

gaps were. The consultant will do some more work in May and a public outreach meeting is targeted for the first half in June.

5. Other Business

There was a recognition that the implementation of the Comprehensive Plan with these studies and the zoning amendments is well on track. The committee was wondering what it could work on next.

Theo mentioned that input in the utility studies would be helpful and that there had been talk for the Town to update the 2006 Greening of Falmouth report. That report focuses on planning for open space preservation. The committee expressed an interest in that effort as it was a natural complement to planning for development.

Theo mentioned that the committee had also put a review of road standards on its list of future work as some comments regarding roads had come from the outreach meetings. The committee asked Theo to prepare a work plan for a road standards review for discussion at the next meeting. Theo will do that.

Karen mentioned that the Conservation Commission had reviewed an interesting map that showed the impact on Falmouth of a three feet rise in tidal levels.

6. Next Meeting

The committee agreed not to meet in the month of May and schedule its next meeting for June 9, 2016 at 6:00 PM.

The meeting was adjourned at 7:35 PM.

Draft minutes prepared by Theo Holtwijk, May 6, 2016