



# Route 100 Committee

Monday, May 1, 2017

## Minutes

### Committee/Staff Attendance:

Name	Present	Name	Present	Name	Present
Sarah Boudreau	√	Eydie Pryzant	√	Joe McDonnell	√
Lori Legere	-	Rebecca Grover	√	Steve Melchiskey	√
Andrea Ferrante	√	Nathan Poore, staff	√	Mark Debowski, Stantec	-
Theo Holtwijk, Staff	√	Karen Farber, Council Liaison	√		

**Others present:** David Chase

Joe started the meeting at 6:00 PM.

### 1. Review of Draft Minutes of April 13, 2017

The committee approved the April 13, 2017 meeting minutes as written.

### 2. Consistency consideration of West Falmouth Neighborhood Sketch Plan with 2015 Route 100 Vision Report

Theo gave an overview of the background materials that he had prepared: compilation of public feedback from the vision forum and survey, compilation of meeting minutes where the public feedback and land use issues were discussed, excerpt from the Route 100 Vision Report with the land use recommendations, and a handout with comments suggested by Steve.

Steve asked the committee if the committee had envisioned more retail in the area as not a lot of time as spent on that.

Sarah replied that retail was indeed envisioned and that the area was zoned Village Mixed Use. She concurred with some commercial use combined with residential use.

Rebecca said she did not envision residential to such a large extent and wondered if the committee thought about such a large development.

Joe stated that commercial was clearly a consideration by the committee, but that residential had not been explicitly mentioned. He noted that the public comments had been in favor of steering residential development to the growth area and concentrating it more. He felt that allowance for residential use could be inferred from that.

Rebecca stated that what the committee heard as the top concern was safety and the need to fix the road.

Joe stated that traffic increases were not the point of the committee.

Eydie wondered if the improved road infrastructure could handle an increase in future traffic.

Nathan replied that the traffic engineers who prepared the preliminary plan had done a traffic projection that went out 25 years. The conclusion was that traffic flow through the intersection would likely be OK. The biggest concern the engineers had was with left-turning traffic into developments.

Steve stated that if the committee did not envision more residential development in the area, why it would have suggested a neighborhood there with sidewalks, sewer extensions, etc. He felt that the committee clearly envisioned that something bigger would come about there.

Sarah agreed, but said that the committee did not discuss any numbers.

Steve added that the committee also imagined stores and services in this area that the residents could visit.

Sarah stated that what the committee did not consider in its work was the possibility of linking different parcels of land.

The committee agreed with the first statement in Steve's note that the Committee during its meetings and decisions did envision retail, commercial and residential development in the area where the proposed development has been made.

The committee then discussed any concerns with the Concept Plan.

Sarah felt that traffic had increased a lot. She recognized that much of it comes from, and goes to, other communities.

Steve wondered if clustering of development helps to stave off development in rural areas. He cited the policy to direct most growth to the growth area.

Sarah said that the Town's control on such matters stops at the town line.

Sarah stated that one of her concerns was the potential negative impact of making left turns out of the driveway of her property adjacent to Mill Road. She did not want to see its property value negatively affected.

Steve said that his concern was that the developer has stated he only does residential development. He felt that retail space was an important component of a neighborhood there. The developer could partner with someone else to make that happen. He said he did not want to see the same dynamic as in Tidewater where a residential neighborhood was fighting a restaurant that was coming in, even though commercial uses had been envisioned in the master plan. He felt that nearby services were important to have a good neighborhood.

Theo cautioned the committee that its review should stay focused on the Concept Plan and not any other specific development plan.

Steve said that a sense of neighborhood required the inclusion of commercial and retail uses.

Joe concurred and said that the Vision plan explicitly discussed sensible business development.

Steve added that the residential use was important to support the commercial use.

Joe added that therefore sidewalks had been proposed in the vision plan.

The committee sought guidance from Councilor Farber as to what type of comments would be most helpful.

Karen stated that general concerns were fine, and that they did not be specific.

Rebecca stated that various use components, such as housing and green spaces, did fit the vision plan. She felt that viability of the road, such as traffic safety and traffic flow through intersections, should be kept in mind by the Council.

Joe stated that those concerns were already stated in the vision plan and wondered if there was anything to add to that.

Steve felt that the Council should get clear guidance. He said the committee did not envision a housing development, but instead a “neighborhood” with a park, basketball court, etc. He felt that that vision needed to be communicated clearly. That vision included affordable housing, apartments, trails, and road connectivity.

Theo said he also heard a concern with the scale of development and traffic safety.

Steve added that the committee had not been looking for a developer to come, but understood that was now the case.

Joe concurred and stated that the land use recommendations were expected to be translated by other committees into zoning rules.

Steve said that the vision report made a promise to the community and he did not want to lose that promise.

Sarah felt that noise from the Turnpike was another concern for existing development as well any new development.

Joe summarized the consensus of the committee that it was looking for a complete neighborhood, but was mindful of concerns regarding traffic and noise.

Steve stated that he felt that the proposed trail using the old trolley tracks was a great idea and helped to reconnect to community history.

Theo said that he would draft a memo and circulate it to the committee for comment. He would then finalize it with Joe before sending it to the Council.

Karen felt that May 22 was a good date for the Council to review the memo.

**3. Other Business**

Theo gave an update on the preparation of construction documents as well as a timeline for its completion and start of construction.

**4. Next Meeting**

The next meeting will be scheduled when design decisions should be made by the committee.

The meeting was adjourned at 6:52 PM.

Draft minutes prepared by Theo Holtwijk, May 5, 2017