



COMMUNITY DEVELOPMENT COMMITTEE
(Town Council Sub-committee)

Approved Meeting Minutes

Thursday, August 20, 2015 - 8:00 AM – 10:00 AM
Large Conference Room

Members Present: Claudia King and Karen Farber

Staff Present: Amanda Stearns and Theo Holtwijk

Others: Sandra Lipsey, LPAC

1. **Call to Order** – C. King called the meeting to order at 8:05 a.m.
2. **Year 1 Comp Plan Implementation** – C. King noted that the CDC asked T. Holtwijk to attend the meeting to discuss some of the aspects of the LPAC recommendations related to accessory units and duplexes.

C. King asked if there needs to be a distinction between the two. Are there two separate goals for each type of development?

S. Lipsey responded that historically Falmouth has not been interested in duplex development. There are many lots where an accessory unit could be constructed and a duplex could not. The first conversation LPAC had was about encouraging infill growth and streamlining the permitting process. Their goal was to be responsive to the town desire to accommodate certain lifestyle changes such as opportunity for families to have independent living units for other family members. LPAC did not have a detailed conversation about duplexes and CDC is doing that now.

K. Farber added that the original intent of an ADU may be a family member but as the property changes hands it might become a rental unit. Perhaps it is time to sort out whether duplexes should be allowed and how, as well as maybe using a different term such as two-family. The recommendation removes the differentiation between an attached and unattached ADU.

S. Lipsey reiterated that the focus of LPAC was to find growth opportunities in the growth area and to limit permitting requirement that might dissuade growth. They did not discuss subdivisions or splitting lots.

C. King stated that in her mind a duplex does not infer splitting a lot. It could be divided and provide for ownership of both units. Her focus is to look at land use

patterns rather than ownership. She wants to have a comfort level with the overall density. If an ADU can be constructed that has a certain density then why shouldn't a duplex be allowed in the same development manner. That way we have only one term to describe that use and an ADU would be truly an accessory unit both physically and legally.

K. Farber stated that she is less concerned with the term used and more with the overall development. As long as it is constructed within the setbacks it doesn't matter if it is a ADU, duplex or two-family.

C. King likes the idea of calling it a two-family. K. Farber stated that new development will mostly be infill. New lots would be allowed to have two-family. C. King suggested that once you reach a certain threshold for size, all would be treated as a two-family. ADU would not be a second full size unit.

T. Holtwijk reminded that lot coverage will also affect how much can be constructed on a lot. S. Lipsey stated the desire is mostly for smaller units, looking at the current trends and applications. She also mentioned that the growth will be affected by the growth cap. It was reviewed that the 65 town overall will apply to RA. A. Stearns added that currently accessory apartments are exempt but cottages are not. C. King and K. Farber will review the exemptions. Another area to review is the NRA for each unit and to look at how the WVOD affects lots and permitting.

C. King asked if Sandra and Theo had answered any questions and it was agreed they had. Claudia and Karen thanked them for their time. Sandra suggested that they are available for more questions or feedback. The next LPAC meeting is September 17.

A. Stearns asked about the minimum unit size as it was recommended that for SFDs that had ADUs that there be no minimum or maximum size. Size of ADUs would affect what permitting was required. Theo answered that LPAC did not see any need for a minimum unit size. This is also the direction that CDC is headed, and to apply it across the board for any unit type.

3. **Other Business** - none
4. **Next Meetings** – August 24 at 8:00 a.m.
5. **Adjournment** – 9:15 a.m.