



COMMUNITY DEVELOPMENT COMMITTEE

(Town Council Sub-committee)

Members (FY2016)

Karen Farber
Caleb Hemphill
Claudia King

Staff

Amanda Stearns
Nathan Poore
Theo Holtwijk

Approved Meeting Minutes

Monday, July 13 2015 - 8:00 AM – 10:00 AM

Large Conference Room

1. Call to Order – 8:00 a.m.
2. Selection for Chair – By unanimous vote, Claudia King was elected Chair.
3. Approve Minutes - With a motion by C. Hemphill and a second by K. Farber, the minutes were approved as written with the exceptions noted below.
 - a. April 13, 2015 – Add that the CDC made a favorable recommendation to install the banner poles on Route 1 and correct typos.
 - b. May 27, 2015 – correct typos.
4. David Jones – Real Estate Signs

Mr. Jones did not appear before the committee. The committee consensus was to table this until such time as it becomes an issue for the real estate community in general.

5. Year 1 Comp Plan Implementation – review staff observations and give guidance

The committee referred to the narrative provided by staff. First item discussed was elements of the Zoning Map and areas that were slated for changes.

1. Areas 1 and 2 – Recommendation was to rezone to RB. Area is sandwiched between RBm and Fm. Consensus was to zone RBm.
2. Areas 4 and 5 – Recommendation was to rezone RB. Consensus was to leave RB.
3. Area 6 – Recommendation is to rezone RB. Consensus was to leave MUC as the majority was built out under MUC and the area left for development is town property and a specific plan for development has not been decided.
4. Area 9 – Recommendation is to leave zoning as F but exempt from the rural building cap. This item was tabled.
5. Minimum lot size and density for RA – After much discussion the committee adopted a direction to not have a differential lot size and density. Current thinking is to exempt certain existing developed lots as of April 1, 2015 from requiring BZA approval if they are equal to or greater than 5,000 SF in lot size. Continued discussion will consider other lot conformities. Minimum lot size for new lots would

be 10,000 SF (the current recommended density) and the NRA for the lot would be something less than that.

N. Poore joined the meeting and the timeframe for Year 1 was discussed. Several alternatives were discussed and it was agreed that there will be a need for additional opportunity for public input given the nature of the amendments and that due to the complexity and broad reach of the amendments it would be beneficial to have them separated for purposes of presentation, introduction and public input. Adoption could still be the bundle of the amendments.

6. **Year 2 Comp Plan Goals** – review and select tasks for coming year to recommend to Council (postpone to July 20)

N. Poore requested that any recommended strategies for Year 2 be developed in time for the Council retreat and the development of the FY16 Work Plan. C. King noted that the CDC should stay focused on the Year 1 zoning amendments until complete.

7. **Other Business (Bike/Ped Plan)**

Theo joined the meeting to discuss the current work on the 2015 Bicycle-Pedestrian Master Plan. He handed out the results of the Public Forum survey and the on-line survey and mentioned that they had been posted on the Town's website and shared with the project participants. The on-line survey generated 320 responses. He noted that all three councilors had attended the recent Bicycle-Pedestrian Forum and had familiarity with the project.

He asked if the CDC was willing to provide input at a future CDC meeting on the draft recommendations that still are to be developed. He suggested that the CDC act as a "sounding board" for this project before the recommendations are rolled out to the public, especially since the Council will be asked to ultimately approve the plan.

The Committee said it was agreeable to do so and suggested that the Falmouth residents that had been involved to steer the North of Portland bicycle-pedestrian project be asked to comment on any draft recommendations, in addition to doing a follow-up with the general public as planned. Theo will contact them with that request. He will also share the draft recommendations with a group of 25 or so persons who have a special interest in this topic. Nathan emphasized that many suggestions had been received thus far, that it was a matter of prioritizing them, and that it would be very helpful to have the CDC involved in that.

8. **Next Meeting** – Tuesday, July 21, 8:00 a.m., Large Conference Room to continue discussion on Year 1 zoning amendment and review Year 2 Strategies.
9. **Adjournment** – The meeting was adjourned at 10:20.