



## COMMUNITY DEVELOPMENT COMMITTEE

### Meeting Minutes Wednesday, February 10, 2016

**CDC Members:** Claudia King, Chair; Caleb Hemphill; Karen Farber

**Others:** Dan Endyke, Bo Kennedy, Tim O'Donovan

**Staff:** Nathan Poore, Theo Holtwijk

Claudia started the meeting at 5:30 PM.

Everyone introduced themselves.

#### I. Discussion by Princeton Properties regarding Foreside Estates

Dan Endyke of [Princeton Properties](#) introduced his company. The company owns about 5,000 apartments and has been in existence for 45 years and currently has between 225 and 250 employees. He has been with the company for 23 years. The company owns about 500 apartments in Portland and 170 at Foreside Estates. The company acquired [Foreside Estates](#) in 2005.

The Foreside Estates property is 49 acres and the company is considering purchasing a 6+ acre property from Emery Waterhouse, but is not sure it is needed. It also found that the majority of that site consists of wetlands.

Dan stressed that the company does not do any projects if they turn out to be for one reason or another, contentious. He said that the company's projects need to make sense and be consistent with the community's desires.

He proceeded to give a presentation of the Foreside Estates project. An expansion is proposed consisting of three 24-unit buildings. The units have been inserted in between existing buildings, all on Princeton property. Dan felt it was an efficient design, using existing utilities and minimizing impact on wetlands. The company rents some furnished apartments, which often lead to permanent rentals. All apartments are market-rate, but 25 of them are made affordable through a HUD voucher program. [After the meeting Dan corrected this to 35 HUD apartments.] He was willing to hear from the CDC if there was interest to have more affordable apartments, but was not sure that vouchers may be available.

All units will be built to Energystar standards, but Princeton does not seek certification to that effect as it is a costly process. Dan reviewed the site plan and noted that one of the buildings requires the relocation of the existing tennis courts. He noted that the pool and tennis courts are essential elements to have, but in reality do not get much use. The facility also has a clubhouse in which Princeton plans to create an Internet café.

The CDC asked what the demographic make-up was of the residents at Foreside Estates. Dan said that they were mostly white collar, but that no tracking of data was done. He was asked how Princeton advertises for the project. He said that the project appeals to empty nesters, young people,

but also to divorcees and single people. He noted that Princeton has strict admission standards, which include that a renter's income must be at least 30 times the monthly rent.

Bo reviewed the zoning map and net residential area calculation for the site. He calculated that currently approximately 5,500 sf is used per unit, and that with the expansion, but without the Emery Waterhouse parcel, this would drop to 3,888 sf per unit. The Residential B district currently requires 30,000 sf per multiplex unit.

Dan also discussed that the company investigated possible mixed use, commercial-residential development along Clearwater Drive, but had concluded this was not something the company did and was better left for another company.

Nathan discussed possibilities for wetlands mitigation along Clearwater Drive. Theo mentioned that the project was originally built when the Town had Garden Apartments zoning in place. This zoning district has since been eliminated and the project was placed in R-B district.

The proposed buildings exceed 35 feet as units have 9 feet ceilings, so that is another issue, besides density, that needs to be addressed. The CDC asked if 4 story buildings were needed, and what the typical unit mix was. Dan replied that 2/3rds of the units are 2 bedroom and 1/3rds 1 bedroom. All units are garden style flats, meaning that there are on one floor. Besides Stantec, Port City Architecture and Pierce-Atwood will consult on the project.

Dan discussed the efforts to investigate the possibility of a means of egress/ingress to/from Route 1. He did acknowledge some reservation regarding the marketability of the property if additional access was realized as the project is currently viewed as an "enclave." He explored access interest with Dr. Andrews and Scott Mulkern. It was unclear if there would be sufficient interest by these abutters. Dan stressed that he felt that the project expansion and the access road were two separate issues. Claudia stated that she felt the access road was an important element. Dan replied that he did not want to be tied to that as realizing the second access was not within his control. Princeton was very willing to make it happen, he said, but needs the abutters to give permission for that. Karen said that she felt that the Town's connectivity policy when private ways are proposed for public acceptance was applicable in this case. She stated that if no road was feasible, then a paved path would be very desirable.

The CDC commented on the scale of the project. The sense was that if there were fewer units then the access road would be less important. Dan replied that he will be following up with the abutters on the access road.

Karen asked what the height limit in VC-1 district was. Theo replied 65 feet. Claudia wanted to know how Princeton came up with the number of units for the project, and how flexible that was. Dan explained the rationale and stressed that the company was not interested in building the project and then selling it. It was not a 'merchant builder.'

The CDC discussed possible zoning accommodations. One option was amending the R-B district although a large density discrepancy exists. Another was to create a Planned Development District. Karen said that there was a third option, which was to create a "Village Center - Residential" district (VC-R) as a ring around the village commercial area. She felt that the project was big in mass and number of people. She thought that not doing a Planned Development District would keep the Planning Board involved in site review, which she felt was not the Council's job. She felt that the project was a great use of land and that it was uniquely situated without any external abutters. She felt the project made a lot of sense. She hoped the affordable housing vouchers could be extended to the new units on a percentage basis. Dan replied that he did not know if there was HUD capacity for that.

Claudia wondered if the impact of the project had been looked at. The CDC asked how many students were enrolled in Falmouth schools. Staff will inquire with the School Department. [After the meeting Theo learned that 23 students are currently enrolled from the 170 units.] Dan felt that the tax revenue from the project would by far surpass what the financial impact of the project may be. Nathan asked what Dan estimated the value of the 72 units to be. Dan replied that he estimated values at between \$135K and \$165K per unit. He said that the units are geared for people with incomes between \$85K and \$125K.

The CDC discussed stormwater management for the project. Theo stated that only a small portion of the site was in the Webe's Creek watershed and mentioned the Route 1 Commercial District Stormwater Management Plan and the efforts that the Town had made along Route 1 and the expectation it had that private owners would take similar measures with their projects. He expected that this would apply to Foreside Estates as well. Claudia wondered if parking under the units was a possibility as a way to reduce impervious surfaces. Dan stated that this was the case with some of the existing units, but that it would compound the height issue and add to construction costs. He also felt that that type of unit would not integrate well in the project and that the company was considering adding stand-alone garages.

Claudia stated that "green" improvements were of great interest to Falmouth. There was some additional discussion on the internet café and what that would offer. Dan mentioned another project by the company, [Millbrook Lofts](#) in Somerville, which included several artist live-work spaces.

Nathan commented that few residents from the project ride the bus and that bus service had been rerouted because of that. The possibility of a connection to Route 1 would allow a bus stop to be located near the project and encourage more ridership.

The CDC discussed next steps. Next, the Council as a whole will discuss the project on a date TBD. Karen recommended that Dan keep pursuing the Route 1 access and requested that a list be prepared how the dimensional requirements of the project compare to those of the R-B district to help the Council understand which elements need zoning relief. Staff will work with Dan to find an appropriate Council date.

Dan thanked the CDC for its interest and questions. Claudia thanked Dan and Bo for coming and the presentation.

Claudia adjourned the meeting.

The meeting was adjourned at 7:05 PM.

Draft Minutes by Theo Holtwijk  
February 12, 2016