



## COMMUNITY DEVELOPMENT COMMITTEE

### Meeting Minutes Thursday, November 10, 2016

**CDC Members:** Caleb Hemphill; Ned Kitchel  
**Staff:** Theo Holtwijk  
**Others:** Sam Rudman, Paul Bergkamp, Becca Casey, Breana Gersen, Kurt Klebe, Jenny Grimm

The joint meeting with LPAC members was started at 6:01 PM. Everyone introduced themselves. Theo gave brief intro of the LPAC report item.

#### 1. Review of Minutes

The draft minutes of October 25, 2016 were unanimously approved as written.

#### 2. Review of reports on Street Standards and Resource Conservation Zoning Overlay District

Theo gave a brief review of the Street Standards reports that had been recently completed by LPAC. A key consideration was the inclusion of a waiver criteria that speaks to the extent to which projects in the rural preserve rural character and projects in the growth area encourage development if a specific waiver request is approved or not. Caleb felt that this fit well with the direction of the 2013 Comprehensive Plan. Ned asked if the Town standards included a requirement that roads be paved as he knows of an erosion problem with an unpaved private road. All Town roads are required to be paved. Town enforcement of erosion issues on private roads is possible. Theo stated that if the CDC and Council are OK with this report, a few ordinance amendments would be needed, but that that the bulk of the work is for staff to develop the missing and outdated technical standards. Ned and Caleb said they were comfortable with the report as written.

Theo gave a brief review of the RCZO report. LPAC members acknowledged that working out the mechanics of the Density Trade Fee Option idea was complicated and that it did not know yet to what extent developers would want to take benefit of it. There was a discussion where the collected fees would be spent, in the rural area or the growth area. The suggestion was to take the idea out of the RCZO report, but do more work on the Density option after, or as part of, the Greening of Falmouth update work. Ned thought that the option at \$50,000 per lot, as suggested, would be a desirable tool for developers in the Foreside area. LPAC agreed to delete item 6 (Density Trade Fee Option) from its final report so as not confuse its recommendations. There was additional discussion on the proposed change to go from 30 to 50% open space in the rural area. It was felt that this was a compromise as the 30% is being maintained in the growth area with 0% for very small projects in the growth area. Ned and Caleb were comfortable with recommending the revised RCZO report to the Council. Theo will produce a revised RCZO report.

#### 3. Next meeting

The committee will meet again on November 15.

The meeting was adjourned at 6:45 PM. LPAC continued its meeting.

Draft Minutes prepared by Theo Holtwijk  
November 14, 2016