

**FALMOUTH PLANNING BOARD MEETING MINUTES
TUESDAY, MARCH 4, 2014, 6:30 P.M.
FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Jay Chace (Chair), Bernard Pender (Vice Chair), Rudy Israel, William Benzing, Christopher Hickey, Thomas McKeon (alternate)

MEMBERS ABSENT:

STAFF PRESENT: Ethan Croce, Senior Planner

The meeting was called to order at 6:37 pm.

Tom McKeon was appointed as a voting member in Rudy Israel's absence.

1. Approval of minutes from the February 4, 2014 Planning Board meeting.

Bill Benzing moved to approve the minutes; Bernie Pender seconded. Motion carried 4-0. (Hickey abstained)

Administrative Action Items

2. Tidewater, LLC – Farm Gate Road – Request for a subdivision amendment to the Tidewater Farm Subdivision to add a sewer easement and to revise the street rights of way. Tax Sheet 310; Map-lot R04-028. Zoned TMPDD.

Bill Benzing moved to approve the administrative action item; Bernie Pender seconded. Motion carried 5-0.

Agenda Items

3. OceanView Retirement Community Limited Partnership and Oceanview at Lunt and Plummer Schools, LLC – Blueberry Lane and Lunt Road. – Request for various proposed amendments to the Oceanview Schools Redevelopment Project. Tax Sheet 310; Map-lot U27-003. Zoned RB, RCOD, ESRD and RCZO.

Ethan Croce said the applicable zoning for this application includes all subdivision standards in section 3, appendices 1, 3, 5, and 7 of the Subdivision Ordinance as well as the section 9 site plan review provisions in the Zoning Ordinance. The Retirement Community Overlay District and Elementary School Redevelopment District standards also apply. There is an approved master plan for this district; any amendments to the approved plans require a finding from the Board that they are conceptually consistent with the master plan.

Rudy Israel arrived at the meeting.

Rick Licht of Licht Environmental Design discussed the proposed changes to the plan. The market has changed a little bit since the plan was approved, which is driving the proposed changes to the cottages. They are proposing slightly different footprints, with some small changes to the interiors. These are minor changes but when they start shifting driveways and garages, the changes start to add up.. He pointed out the changes to the cottages from what was originally approved. They are proposing minor changes to the road profiles to better use of the existing grades.

Chris Wasileski of Oceanview explained that their marketing director is in discussions with people who are interested in purchasing the cottages. Buyers are thinking more about two-car garages, sunrooms, and stand-alone homes over duplexes. The proposed plan reflects a net loss of one unit. There were originally 34 units in the cottage phase.

Mr. Licht spoke about the end of Marion Way; the roadway is proposed to curve to take advantage of the grades. The land is too steep for the road to meet Middle Road in this area. He spoke about reducing the number of stone walls; they are looking at 3% grades with landscaping instead. They will identify on the final plans the locations for stone walls, riprap slopes, or landscaping. There is a trail from the end of Marion Way to Middle Road. They are still showing that trail between units 28 and 29; they will review moving the trail to curve from the end of Marion Way around the end unit. He addressed the staff comments. Oceanview is committed to energy efficiency. Providing emergency power during an outage in a senior living community is critical so they are proposing installing individual generators for each cottage, as opposed to one larger generator for an entire pod. They will provide more information on those for the final plan. They will provide the final road standards with the final plan for staff to review.

Mr. Licht discussed the changes to the private/public partnership (PPP) portion of the site. Parking was discussed at length during the original approval. As part of that approval, the improvements to the Village Green parking lot were tied to the improvements to the Lunt site and Legacy Memory Care building. They have already removed fencing and re-graded the Village Green area. They had proposed not doing some of the parking improvements at this time because Plummer School does not have a permanent use assigned to it yet; the current lease runs out this year. It didn't seem cost effective to do these improvements to serve the Lunt site. They met with Town Manager Nathan Poore and Community Programs Director Lucky D'Ascanio this week, and have now removed this request. He discussed the parking at the Lunt site. Legacy and Lunt both have sufficient parking for their use without counting the on-street parking; they don't need the parking at the Village Green. They based their estimates for parking for the auditorium on 120 seats. There will not be simultaneous events on the Village Green and the auditorium. When Oceanview has an event there, they would bus their people over. During the evening, the Lunt parking lot will be mostly empty since the offices will be closed. They feel there is plenty of capacity for parking for the auditorium. He discussed the lighting for the on-street parking along Lunt Road. The approved lighting was intended for pedestrians and was designed to fully light Plummer and the Village Green as well as Lunt. They would like to phase the lights along Lunt Road for when the Plummer School is occupied; they would however install the two fixtures along the wooded area between Lunt and the Village Green parking lot now. He discussed the internal lighting on the Lunt site. He said the plans for Mason/Motz and Plummer were shown conceptually during the original approval; final parking plans will have to come before the Board when plans are finalized. The one thing put into the deed was shared parking across the two properties; the idea was to have cross-easements for parking.

Mr. Wasileski explained that they are looking at affordable senior apartments or complementary uses to the Oceanview campus or the Town use as possibilities for the Plummer school.

Public comment period opened; no public comment.

Jay Chace asked for confirmation that this is a sketch plan and not a formal application; Mr. Licht said that was correct.

Jay Chace said the Board received a letter from Bill Lunt as well as staff memos from Lucky D'Ascanio and Town Engineer Jamie Mason. Those have been entered into the record.

Ethan Croce clarified that the future use of the Plummer and Mason/Motz buildings would only require Planning Board approval if the use triggered site plan review; it is possible that a future tenant could go into those buildings and not trigger any additional Board review.

Mr. Licht said the master plan identified places where they could accommodate additional parking. The changes to Lunt Road will take place with phase 2, so those on-street spaces will also be available.

Bill Benzing said the neighbors were concerned about on-street parking on the other side of the street if the spaces were not installed, as well as the curb cut being directly across from Checkerberry Lane. He asked who would be in charge of placing the pedestrian lights if phase 5 doesn't come in until 5-10 years from now.

Matt Teare of Oceanview said they had initially envisioned a heavily-used civic area with the library in Plummer. Without the library, the use might not be so heavy at night and they might not need so much lighting. They want to wait and see what happens to Plummer and Mason/Motz before they install that lighting; it might be too much for the area.

Jay Chace asked if they had evaluated the current lighting on the street and the level that would be needed for the public parking spaces.

Mr. Licht said there are currently two 10-foot shoeboxes, wired to the Plummer School, at the Village Green parking lot, but those don't work. There are two 30-foot CMP cobra lights at the Lunt driveway and another at the intersection of Lunt and Middle roads. Other than that, there aren't any additional lights. This has been used as a school for years. They feel the lighting they will add to the Lunt school site, along with fixing the lights at the Village Green, would improve the lighting over what is there.

Ethan Croce said the intent was for the Town to remove the cobra fixtures once the new lighting was installed.

Bernie Pender felt the Board wanted to tie the lighting to the development of the Lunt property so that there was a guarantee that something was done in that area.

Mr. Licht said a library at Plummer would have been a more intense, nighttime use than what might now be put in there; he felt the proposed lighting was more for pedestrian lighting and not to light the parking lot. They want to review the use of the parking lot and the lighting holistically when they know what the use will be.

Ethan Croce said the intention was to reorient the two lights at the Village Green into the parking lot; a condition of the approval was that when Plummer came back for redevelopment, the lighting on the Village Green parking lot would be reevaluated. The sidewalk has all pedestrian-scale lighting; the intent was for those to illuminate the sidewalk as well as the on-street parking spaces. The Board was concerned with overflow parking at the Lunt site and so wanted the lighting tied to Lunt.

Jay Chace thought the discussions around these improvements were more geared toward the Lunt site use and not a possible Plummer use.

Chris Hickey found it hard to envision a use of Plummer that wouldn't have traffic between the two sites; senior housing at Plummer would have more traffic as residents accessed services at Lunt. A library would be more insular. He felt it would be appropriate for the improvements to remain in the current phase, so they don't have to be addressed later.

Rudy Israel asked if the three existing lights were adequate for pedestrian safety.

Mr. Licht said they are only required to submit a photometric plan to show internal site lighting. He didn't think the sidewalk would meet lighting standards, but it has been used this way by the Town and School for years the way it is. They would like to address it when the use of Plummer changes.

Mr. Teare said, without the library, this street goes from a vibrant civic use to a residential use; it is inappropriate to light a residential neighborhood at this level. They have discussed lighting with the neighbors along the street; they can meet with them again to discuss their preference on those lights.

Tom McKeon asked the intended uses for the Village Green. Mr. Wasileski said they have converted it into a grass playing field; they are working with staff on a final design. Community Programs will be the primary user of the space.

Tom McKeon asked if Community Programs will be using that and the Mason/Motz building. Mr. Wasileski said that was correct; Oceanview is required to maintain the Village Green.

Tom McKeon said Plummer is currently being leased to City of Portland; this lease will end in June. They have no idea what Plummer will be used for, but they plan to develop it. Mr. Wasileski said that was correct; they want to come back to review the lighting when they have a use for Plummer.

Tom McKeon said the concern is that they would not have to come back to the Board for Plummer.

Mr. Licht said they would be willing to have a condition on their approval that they are required to come back to the Board for Phase 5 regardless of the proposed use.

Chris Hickey said he had a hard time envisioning a use that wouldn't require the proposed lighting. He asked if cost was their primary reason for wanting to delay its installation. Mr. Licht said cost is a concern but that is not the primary issue.

Mr. Teare said they have sidewalks along Blueberry Lane and they don't have lighting like this; it is a residential area, not a commercial area like they originally envisioned. When they come back in for the Plummer site, they want to discuss appropriate lighting for the proposed use.

Bernie Pender asked if this phase change would affect the Village Green and the drainage pond since there is no current development in Plummer.

Mr. Licht said the trigger for the pond development is the first cottage they build in phase 4; it is not tied to the Plummer phase.

Bill Benzing clarified that they are shifting the lighting to a different phase; Mr. Licht said that was correct, and they would like to evaluate whether that was still the lighting they wanted/needed at that time.

Jay Chace would like to see a revised photometric plan showing what they want to do in the short term for safety purposes. He wasn't willing to strip the street lighting completely.

Chris Hickey asked about the construction schedule for phase 4.

Mr. Wasileski said it is directly tied to pre-sales. If they hit the 60-70% mark of units sold in a particular sub-phase, they would begin. They have completely sold Blueberry Commons at this point. He anticipated construction over the next 12-18 months. They are dry-piping for natural gas and expect Summit will bring the gas line up Lunt Road in 2014.

Chris Hickey wondered if they had to discuss propane tanks for the cottage generators. Mr. Wasileski said they would handle those with individual tanks and landscape them as a temporary solution until natural gas comes in.

Chris Hickey asked if they would install one large tank to service the project if natural gas didn't come in; Mr. Wasileski said that was correct and they have discussed that possibility with their distributor.

Planning Board Minutes

March 4, 2014

Page 5 of 5

Chris Hickey wondered where it would be located. Mr. Teare said they would likely bury it somewhere near the Lunt parking lot.

Mr. Licht said they have been working with Summit and had an inspector looking at the dry piping they are installing to make sure it meets their specifications.

The meeting adjourned at 7:53 pm.

Respectfully submitted,

Melissa Tryon
Recording Secretary