

**FALMOUTH PLANNING BOARD DRAFT MEETING MINUTES
TUESDAY, DECEMBER 2, 2014, 6:30 P.M.
FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Jay Chace (Chair), William Benzing, Christopher Hickey, Rudy Israel, Thomas McKeon (alternate & voting member this evening).

MEMBERS ABSENT: Bernard Pender (Vice Chair),

STAFF PRESENT: Ethan Croce, Senior Planner; Lisa Sangillo, Meeting Recorder

The meeting was called to order at 6:36 pm.

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

Mr. Benzing motioned to approve the minutes. Mr. Hickey seconded. No discussion. Motion approved 4-0. As Mr. Israel was not present at the November 4th meeting, his vote was not counted.

AGENDA ITEMS

2. **Ocean View Retirement Community Limited Partnership** - Middle & Lunt Roads – Request for Pre-application Sketch Plan Review for redevelopment of the former Plummer School into a 35 unit Senior Housing Facility. Tax Sheet 310; Map-Lot U27-003; Zoned ESRD.

Matt Teare, Chris Wasileski, and Rick Licht were present on behalf of Ocean View and submitted a preliminary sketch plan review requesting the Board's thoughts and feedback. They plan on going back and working on their plan and then presenting it to the Town Council on Monday, December 8th, getting their input and finally coming back to the Planning Board for the formal approvals. This is an affordable senior housing at the Plummer School. Because of its location, it will not score enough to be Maine State Housing Authority or HUD subsidy. Services on the Ocean View campus will be offered a-la-carte to seniors living in these apartments.

Mr. Teare gave a little of the history of the Plummer School as it relates to the historical tax credits, which would help subsidize the apartments and make them more affordable. When the school was first built in the 1930s, a gym was built in the basement and extended to the second floor. Immediately after the gym was built, it flooded forcing the abandonment of that use. They then put on a first floor and made it into what is now the library.

It is a special, unique feature of the building, and the historic tax credit folks want it brought back. They have talked about putting a senior center in this space in the middle of the Plummer School.

When incorporating historic tax credits, any type of addition is supposed to be clearly secondary to the main building.

The property line issue has been discussed with the Town, and Town staff and Councilors have been open to moving property lines to make this happen.

They are looking on feedback on general concept, location of addition, parking, vehicular circulation, landscaping, lighting, outdoor spaces (green and other sitting areas), and how the Plummer School is reconnected with Mason-Motz later.

He asked the Board members that if they had time, to drive by the Plummer School at night to see what their thoughts are on the lighting and parking lot lighting at night.

Mr. Benzing asked if the lighting in the area currently is the final lighting plan that was agreed on previously. Mr. Teare responded that they had agreed to reducing the lighting on Lunt Road, but because of the weather, they haven't been able to do that as of yet. They plan on reducing the street lighting from the corner inward on the campus.

Mr. Licht discussed a few key points: parking (one space per unit). This is typical for most senior housing complexes. They plan on re-establishing their parking analysis; 35 units, 35 spaces. Ten spaces would be reserved for various building use. The Henry Binder tree and the Ann Land Memorial are to be preserved as a civic area and not a parking area. They are looking to see if the Board feels that one space per unit is applicable.

Any drainage issues and storm water issues were taken care of with the master plan. Mr. McKeon stated that the thought was each building could use the other's parking spaces as needed but that this needed to be monitored as to what the Parks and Rec people will need if there will be events there. Mr. Licht liked the idea and stated they would be willing to do that. They want to get together with staff to analyze where the best parking is and dynamics of vehicle circulation to determine the best possible parking design.

Mr. Chace wondered if the existing parking spaces on the north near Lunt Road could become an area of conflict between the residents and town citizens parking there when they plan to utilize the park. Is there a way to isolate the parking spaces so the spaces are reserved for a particular person so they know when they come home, no one has taken their parking space?

Mr. McKeon asked if there were going to be scheduled events at the Village Green or if it was just open space. Parks and Community Programs currently offers the Village Green as a pick-up ball field. Total current usage of the Mason-Motz/Plummer area is about 15-20 parking spaces.

Mr. Israel asked where Ocean View was in their talks with the Town about their acquisition of the Plummer School expansion. Mr. Licht answered that there has been talks with the Town currently about whether or not they want the affordable housing on that campus. They will meet with the Town Council at the next meeting regarding this expansion.

Mr. Hickey initiated a discussion regarding sidewalks and parking on Middle Road. Mr. Benzing asked if there had been any thought to removing the connector between the two buildings. Mr. Teare stated that it had been removed. The architects felt that due to code issues, the connection needed to be removed and was.

Mr. Israel asked what the timing was for implementation of the project. Mr. Teare stated there was nothing holding them back, and they would like to see a shovel go into the ground in the spring.

Board Discussion

Mr. Chace asked Staff about the status of the changes to the Planning Board bylaws and voting by members in December instead of March. Mr. Croce stated that there wasn't enough time to bring it before the Town Council before the end of 2014, so he is planning on getting it on the January 2015 Town Council meeting. He stated that at the January meeting, the Board could elect a Vice Chair at least until March as Mr. Pender's term ended as of this month.

The Board thanks Mr. Pender for his 9 years of service to the Town of Falmouth.

Meeting adjourned at 9:03 pm

Respectfully submitted,

Lisa Sangillo
Recording Secretary