Town of Falmouth
Community Development Committee (Council Sub-Committee)
**DRAFT Meeting Minutes – March 10, 2014**
Town Hall Conference Room

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| **Members Present**: | Councilor Anderson, Councilor Pierce, Councilor Goldberg |
| **Staff Present**: | Nathan Poore, Theo Holtwijk |
| **Others Present:** | Councilor King, Councilor Farber, Sam Rudman, Andy Berube, Bill Gardiner, Ed van Loenen, Dustin Roma |

Councilor Anderson called the meeting to order around 8:00 AM.

1. **Presentation regarding Timbercreek Development Proposal**

Andy Berube introduced his development team and turned the presentation over to Dustin Roma.

Dustin stated that this project was located on the edge of the Town's residential growth area. Background data gathering had been completed. The project is located in the Farm and Forest district and is currently not served by sanitary sewer. To do so would require a pumping station and alleviation of choke points in the system. The team is aware of that. The project proposes to build homes at a mixed price point for a diverse demographic. Proposed are duplex attached units, multi-family attached, and detached units in a compact layout and on larger lots. The proposed road offers a connected to second road. The team has tried to get the best layout based on wetlands and upland areas. The project entrance is about ½ mile north on Longwoods Road. The project site is 112 acres.

Councilor Goldberg asked what the percent breakdown was of upland woods versus wetlands. Dustin replied that the land was 60% developable and 40% open space.

Andy Berube stated that, by comparison, the Arborside development was 20 lots on 20 acres in the Residential A zone.

Councilor Farber asked if this project was subject to RCZO. Bill Gardiner responded that, because the project contains attached units, it would need to be exempt in some manner from RCZO requirements.

105 single family units are proposed and 48 multi-family units. Andy Berube stated that there was a possibility for another street connection to a paper street.

Councilor King asked to explain if the white area on the map was all upland area. It was.

Andy Berube explained the location of a "land-locked" parcel owned by the land trust and the access that was proposed to it from the development. Councilor Farber wondered if it was an easement with public access or actually land owned by the land trust.

Councilor Goldberg asked what the price point was for the project. Andy Berube hoped to have units start in the "twos," but that that would depend on the final cost figures.

There was some discussion what other projects had a similar housing stock to offer. Ridgewood and Tidewater came to mind. The location of the site relative to the Residential B zoning boundary was reviewed. Bill Gardiner stated that LPAC conceptually had marked this area for future growth and sewer extensions. He stated it was the only large parcel of land left in the growth area. The project was an opportunity for the Town to make statement. Councilor Anderson stated that there was an opportunity to align growth with the Town's vision and that the CDC had been working on how to encourage growth where it was desired.

Dustin stated that this project could be accomplished through a contract zone or through rezoning of area #1 on the Areas for Potential Rezoning map. Councilor Anderson wondered if contract zoning should not be reserved for cases of last resort.

Councilor Pierce stated that she found the type of development and lot sizes intriguing, as well as the question how sewer should be used. She noted that the development could ultimately house a lot of people and that that would have an impact on the schools as well as on traffic.

Councilor Anderson asked if this is where the Town wanted to see growth. He acknowledged that any development plan would have challenges that needed to be overcome.

Councilor King wondered if public transportation could play a role and how the project would move the Town forward.

Councilor Anderson thought that the presentation was informative and that the project could only move forward through rezoning or a contract zone as well as provision of sanitary sewer. Andy Berube stated that the developer would propose to bring in the sewer.

Councilor Farber concluded that the proposed density seemed to fall between Residential A and B.

Councilor Pierce stated that similar developments are quite common in Colorado.

Nathan asked what the next steps were.

Councilor Farber wondered if a higher density should be pursued and include more attached units.

Councilor King was interested to see a space in the plan where the community could gather.

Reference had been made to Ridgewood being a contract zone project. Theo stated that this project was an open space residential development (OSRD) project. That type of zoning does no longer exist.

Andy and Bill thanked the committee for its feedback and will consider all of it.

**2. Review of Draft Minutes**

Councilor Pierce mentioned that the draft minutes of February 10, 2014 meeting stated that the committee saw the Area for Potential Zoning Review #8 as "transitional growth" area. She did not agree with that and stated that to her it felt a transitional rural area. Upon discussion the committee decided to table the approval of the minutes. Theo will prepare a draft revision.

3. **Comprehensive Plan –Discussion of Land Use-Related Actions**

Sam explained that the CDC direction on growth items had been reviewed by LPAC. That committee felt through its collective experience that it was important to keep an emphasis on unique neighborhood characteristics. That seemed to have gotten lost in the revised wording of the growth-related action item. This was a concern to LPAC. Councilor Pierce wondered if zoning rules in the growth area could be more standardized. Nathan suggested addressing LPAC's concern by creating a 21A and 21B action item, and bringing the neighborhood language back. It was recognized that action 21 was linked to action 44.

There was some discussion as what the undeveloped areas in the growth zone were and if the Timbercreek proposal should be included in the growth area.

Councilor Goldberg felt it was important to do any rezoning right, rather than fast. He wondered if the educational impact of a large development could be offset through impact fees.

Councilor Anderson wondered what the Council should be told regarding the Land Use actions in two weeks. More discussion seemed to be needed.

Ed van Loenen commented that it seemed that the Town was taken an unfair approach by singling out growth opportunities by location and potentially considering where he owned property a "no growth" area where fewer waivers would be granted and where buildings cap may be in place.

The committee agreed to further discuss "area 8" at its next meeting and emphasized the importance of a multi-pronged approach. The committee will brainstorm ideas for the rural area as well as the growth area.

There was a brief discussion to what extent any changes the Council may wish to make would also require an amendment of the Comprehensive Plan. The committee agreed that public input will be sought before any new zoning is adopted.

4. **Other Business**

Councilor Pierce mentioned that the Ad Hoc Zoning Rewrite Committee is expected to meet again soon.

5. **Next Meeting** The next meeting will be on Friday March 14, 3014 at 8:30 AM to discuss the Route One Infrastructure bids.

6. **Adjourn** - The meeting was adjourned around 10:15 AM.

Draft Minutes prepared by Theo Holtwijk, March 17, 2014