



## COMMUNITY DEVELOPMENT COMMITTEE

(Town Council Sub-committee)

### Members Present

Claudia King, Chair  
Russell Anderson

### Staff Present

Amanda Stearns

## Meeting Minutes

Tuesday, December 2, 2014

1. **Approve Minutes** –Goldberg moved to approve, Anderson seconded and the motion passed unanimously to approve the November 10, 2014 minutes.
2. **Debrief from November 13, 2014**

King stated that it was interesting that the market is trending in a way that favors the town's objective of growth in the growth area. Anderson's take away that market is heading toward more dense areas, with homes that require less maintenance. It was noted that West Falmouth is less expensive to build in.

Anderson and Goldberg noted that there were brokers there that were not aware of the zoning changes on Route One. Effective communication is important but it is recognized that we do not advertise zoning changes. TDRs were mentioned by a few attendees for a tool to manage growth in the rural area.

A discussion ensued regarding the pricing of housing throughout the town and how land use policy decisions could affect the market. It was agreed that there may be impacts but the CDC charge is to work on the land use policy. It was suggested that it could be noted in the final report as an aspect of land development. Some discussion around overall goals regarding growth, creating inflation of housing prices in the growth area and the need for less expensive housing continued. It was noted that the VC districts allow housing without limit on density, provided it is on the upper floors of a building.

Stearns mentioned that there are several current inquiries from property owners and developers regarding housing in the VC districts. Goldberg asked whether or not the town has a social responsibility to provide housing for various income levels. Stearns noted that the growth ordinance statutes require at least 10% of the housing units under a cap to be allocated for affordable housing as defined by the state if affordable housing is not exempt. Our current ordinance exempts affordable housing units from the growth cap.

King wondered if there is an increase in housing in the growth area if some smaller units may be constructed and therefor more affordable. Goldberg noted that anything we do to change housing supply will affect pricing.

Schedule

At this time the committee reviewed the schedule, especially with regard to when LPAC and CDC will merge work. Stearns shared the tentative schedule that was noted in the minutes. The outreach program calls for the committees to continue their work through December and first of January, hold a stakeholder meeting with property owners individually in January and then wrap up their recommendations and start working together for a joint report to present to the Council in March. King suggested it might be helpful for leadership to have a meeting. King and Stearns will discuss this further.

### 3. Review Overall Growth

Stearns reviewed the information from the Comp Plan.

- a. “More than half of the overall residential growth between 1990 and 2011 occurred in the Farm and Forest District. The total number of units in this district more than doubled in this period.”
- b. “A ‘low growth’ forecast seems most applicable for Falmouth with the population of 11,185 people in 2010 increasing to 13,000 in 2020 and 16,000 in 2040.” [Note: Low growth is defined as 50 housing units per year. According to the draft Demographic & Economic Base Analysis prepared by Camoin Associates for the FEIC, the 2014 population is 11,650. The 465 person increase over 4 years represents 47 units per year based on the 2010 average of 2.54 persons per household. In 2013, 136 housing units were added. It will be a useful exercise to continue tracking growth through permits.]
- c. The growth ordinance is recommended to be updated.

The committee agreed that the Comp Plan is not specific about overall growth projections or build out.

### 4. Review Toolbox - Growth Permit Discussion

- a. Overall Cap discussion – The Committee confirmed that their recommendation is to leave the existing town wide cap in place as it meets the statutory requirements and it is not part of their charge this year. The focus will be on the Rural Area only. Looking at single family units only, the current town wide cap is 65. There was discussion around allocation of a maximum of 40% or 26 units in the rural area.
- b. Discuss adding lots/units – King mentioned that it was important to keep in mind that lots that are created under previous zoning provisions retain rights. Stearns reported that in the Rural area there are currently 270 vacant lots that could most likely be permitted. Of all the land in the Rural area the number of new lots that could be created under the current zoning is estimated at 2,000 – 2,300. The analysis is very conceptual but gives an idea of ultimate build out.

This discussion will be continued on December 8.

5. **Other Business** – Nathan Poore joined the meeting and made the committee aware of a proposal by Habitat for Humanity to develop approximately 28 units on the town land behind Police Station. The committee is requested to review the proposal and make a recommendation to the Council. The committee agreed to review the project and will look at affordable housing in general. It is expected that they will begin this review in late January/early February.
6. **Adjournment** – Meeting was adjourned at 10:05.

Minutes prepared by AL Stearns  
December 4, 2014