



Long Range Planning Advisory Committee (LPAC)

Thursday, November 20, 2014 Minutes

Attendance:

Name	Present	Name	Present	Name	Present
Paul Bergkamp	√	Kurt Klebe	-	Jim Thibodeau	-
Sam Rudman	√	Sandra Lipsey	√	Erin Mancini	-
Bill Benzing	√				

- Council Liaison:** -
Staff present: Justin Brown, Theo Holtwijk
Others present: -

The meeting was called to order by Sam at 6:05 PM.

1. Review of Draft Minutes

The draft minutes of the October 23 meeting were approved as written.

2. Discuss Outreach Feedback

Sandra stated how pleased she was with how many developers participated in the November 13 conversation. She had hoped that more realtors would have participated. Bill felt that the developers confirmed for him that there are too many rules and overlay zones. Large projects take time and for these to go forward, there needs to be confidence that the rules we have can be depended upon throughout the process. He felt that Cumberland and South Portland were towns that seemed more development-friendly. Sandra acknowledged that there was energy in Cumberland to attract new development especially along Route 1, but that that area will run out of space. There was an acknowledgement that most communities need and want more commercial tax revenue. Paul stated that he envisioned a critical mass of building in Cumberland along Route 1 near Tuttle Road that could feel like a community center.

The committee discussed the lack of awareness of the adopted Village Center zoning and suggested that better promotion of that could be a recommended strategy. Sam felt that the conversation confirmed for him that the Comprehensive Plan got it right with promoting compact, accessible, walkable developments. Bill felt that walking from Ridgewood to Route 1 seemed too far. He could see the benefit of small neighborhood stores in accessible locations. The committee discussed the interest in walking for health reasons and the market demand that is required for a small store to be successful. Bill noted a mixed use development in West Hartford, CT called Blue back Square <http://bluebacksquare.com/> offered many different things, which allowed a family to spend an entire day there. He could

see something like that at the Falmouth Shopping Center. Theo stated that some developers in the conversation had referred to the Mercato in Naples, FL, which was a similar “lifestyle center” idea <http://www.mercatonaples.com/>. The zoning for that is currently in place. Paul felt that such needed to be marketed to out of state investors/developers.

The committee recounted the affordability discussion and what level could be considered affordable. Theo summarized the discussion by stating that there seems to be a market in Falmouth for a range of housing types. Bill thought there was great promise for multiple story development with multiple uses, including restaurants with residential units above.

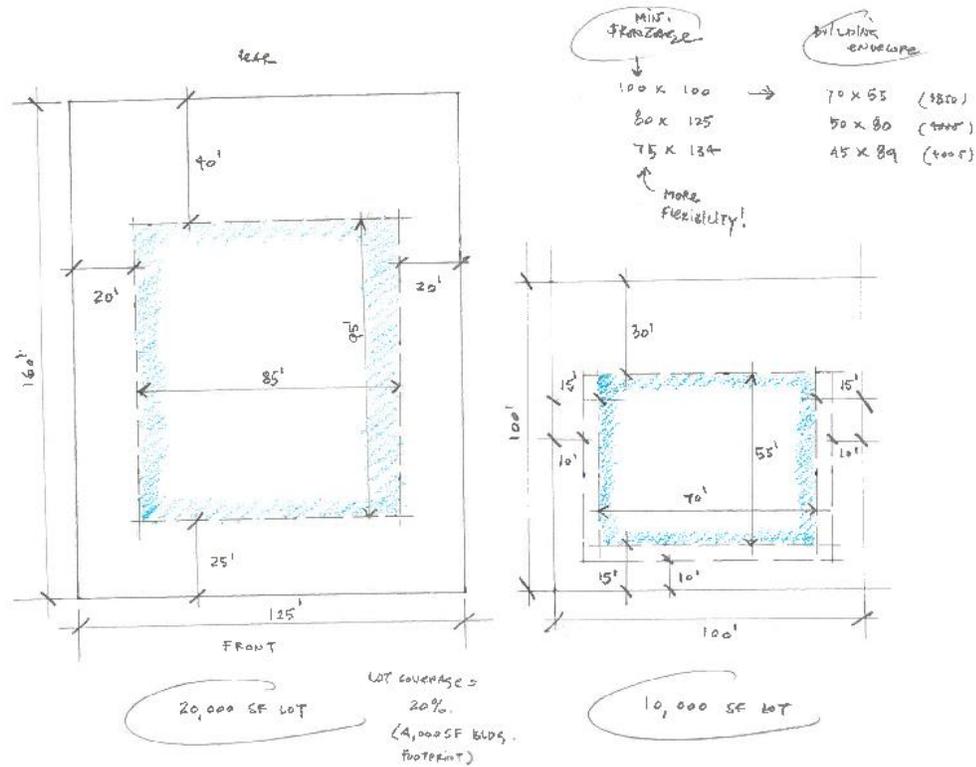
Paul saw the possibilities of creating higher densities in the residential growth area that could help feed the vibrancy of the mixed-commercial growth area. How to add that vibrancy was the key question, he thought. Paul felt that the Depot Road/Route 1 corner would be a good location for a playground and could serve as a people magnet with other family-friendly sites and restaurants nearby. It was agreed that if the zoning recommendations could be squared away for the residential areas, some time could be spent on the commercial area. Marketing opportunities there may be one idea. The committee agreed that the red and blue growth areas are interdependent.

3. Continued Review of Growth Area Concepts

The committee reviewed the memo of take –aways that had been prepared after the meeting with Sam, Sandra, Justin, Amanda, and Theo. The memo made some specific suggestions on how to proceed with the non-conformity and accessory dwelling unit recommendations.

NON-CONFORMITY

1. *Zoning conformity as a percentage, e.g. 75%, for each of the neighborhoods would result in a complicated system. Instead, we should be looking at uniform zoning for 10,000 square foot lots in R-A District (from 20,000 sf). This will mean that the level of non-conformity in some areas will still stay high.*
 - a. *Judy determined the number of developable lots that would occur with 10,000 sf lots. The potential number of new lots at 10,000 sf lot size (using our assumptions) is 6,120. This leaves 23% of existing lots non-conforming. With the current 20,000 sf lot size, there is a potential for 2,320 new lots with 42% of the existing lots non-conforming. Judy notes “The estimates for new lots do not take into account odd lot sizes, wetlands, etc. It is a very rough, conservative estimate.”*
2. *Any development of lots less than 20,000 square feet should be on public sewer (State requirement) and is expected to be on public water.*
3. *Suggestion was to come up with compatible setbacks for a 10,000 sf lot.*



4. Review process:

- Clarification: Non-conforming sites with proposed improvements that in and of themselves are conforming currently go to CEO. If improvements seek to extend a non-conforming setback or height, then they go to BZA.
- All non-conformities in Waterview Overlay District must go to BZA, regardless of conformity.

ACCESSORY DWELLING UNITS (ADU)

- Parking: ADU's require 1 parking space. Single family units require 2 parking spaces. Consider requiring two spaces for larger ADU's.
- Check on requirement that no ADU can be sold separately from main dwelling unit.
- Consider setting maximum ADU size of 1,000 sf. Keep 75% limit of main dwelling as well? (How does that work for 2-story home with 1,250 sf footprint where upper floor is proposed for ADU apartment?)

SUGGESTED NEXT STEPS FOR LPAC

- Update Residential-A District zoning and ADU concepts

2. *Prepare zoning concept for Residential-B District*
3. *Finalize Draft Non-Conformity/ADU Concepts and send to CDC for comment*
4. *Apply zoning concepts to some sample pilot sites (with owner permission) to get a sense how that could play out (seek consulting advice for that?)*
5. *Review areas 1-6 that are being suggested to be rezoned from Farm and Forest to a growth zone(s) and make concept recommendations for each one*
6. *Get feedback on 2, 3, and 4 from CDC and address that*
7. *Conduct joint CDC-LPAC meeting with property owners and general public to review proposed Growth and Rural Concepts (conversation #3).*
8. *Fine-tune/revise proposal as needed and send to CDC.*
9. *Determine any other issues to address that could encourage growth in growth area (such as sewer policy?)*

Sandra stated that she was pleased with this direction and felt these were acceptable recommendations, and that the effort was on track. She felt the meeting with staff had been very helpful to get over some hurdles in coming up with workable recommendations. The committee agreed. The committee agreed to follow similar thinking for the Residential-B district and change minimum lot size to 30,000 sf with compatible setbacks.

Bill thought that item 9 of the next steps dealing with sewer policy could also be a very worthwhile item to help encourage growth in the growth area. Paul felt that, next, the committee should focus its attention on aspects that were broken or where action was happening. He gave the potential Cumberland developments, the Falmouth Shopping Center, and the possible development along Longwoods Road as examples. All of these could add to the vibrancy of the Route 1 corridor. He also felt that marketing should be in the package of recommendations. The committee was interested to move forward with the recommendations should they can be tested and any unintended consequences could be discovered.

Justin felt that proposed recommendations would be very helpful. Bill asked Justin if the committee should recommend that the architectural style of an existing neighborhood should be followed with new developments. Justin felt that such was too broad to be enforceable. He noted that if the CEO issues a building permit, that abutters or can always file an appeal with the BZA. The committee decided that accessory dwelling units that are 75% or less of the main dwelling and less than 1,000 sf should be reviewed by the CEO, and that if either parameter (up to 100% and no maximum floor area limit) should be reviewed by Board of Zoning Appeals.

The committee discussed if allowing accessory units up to 100% of the main dwelling meant that they could be duplexes. The example of a house with two floors where the upper floor is

the ADU was reviewed. In that case the foot area is 100% of the main dwelling. The committee agreed that such was OK, and that in areas where multiplexes were allowed, duplexes should be allowed as well. This could be accomplished by amending the definition of multiplex. Such developments currently require 2 acres and the committee agreed to reduce that to 1 acre. Paul felt that the Town should not have any preconceived notions about duplexes and that BZA review in some cases may be fine as it forces a dialogue about a particular development. Regarding the vibrancy of the mixed use area, Paul noted that traffic patterns could be better balanced that way and that the activity may provide for more of a daytime market. He felt Falmouth was competitive as parking in Portland was difficult and expensive and traffic there is becoming more troublesome.

4. Next Steps

Theo will prepare a summary of the committee's recommendations. These will be reviewed at the next meeting, and if there is concurrence they will be sent to the Community Development Committee for an initial review.

5. Other Business

There was no other business.

6. Next Meeting

The committee agreed to meet again on December 4th and that this would be the only meeting in December.

The meeting was adjourned around 7:58 PM.

Draft minutes prepared by Theo Holtwijk, November 25, 2014