



# Long Range Planning Advisory Committee (LPAC)

## Thursday, March 12, 2015 Minutes

**Attendance:**

Name	Present	Name	Present	Name	Present
Paul Bergkamp	-	Kurt Klebe	√	Jim Thibodeau	-
Sam Rudman	√	Sandra Lipsey	-	Erin Mancini	√
Bill Benzing	√	Claudia King, Council Liaison	√	Theo Holtwijk, Staff	√

Sam started the meeting at 6:04 PM

**1. Discuss Feedback on Growth Area Concepts from February 26 Public Forum**

Ralph Sama, local developer, addressed the committee. He mentioned that he had developed several subdivisions in Falmouth and still owned 30-35 acres near Aline Woods. He was pleased with the proposed rezoning from Farm and Forest to Residential B for his property, but felt that LPAC had not gone far enough and suggested proposing a density of 1 unit per 20,000 or 25,000 sf for this area.

He also recommended that the committee review various road standards, such as road connectivity, road width, curbing, sidewalks, dead end road length, and detention ponds. He felt that in many cases the standards were too rigorous. If road pitch were more crowned, drainage could more readily flow into adjacent wooded areas, then the need for detention areas would be reduced. He noted that no water had ever been observed in his detention ponds. He felt that street lights negatively impacted the rural feel of his projects. He was pleased with the open door approach of CDC and LPAC and its desire to work sensibly with developers. He felt that interconnected roads resulted in too much road building and that dead end roads did not impact public safety.

Sam asked how the committee could respond to those who had opposing density ideas. Ralph said that was always an issue, but felt that higher density would allow projects to be even better. He reiterated how pleased he was with the tenor of the land use discussion.

Bill felt that the forum had gone well. He thought it should have been emphasized that the building cap would not change and that therefore Falmouth would not be flooded with new development.

Ralph suggested creating a density bonus for compact developments as they have less impact on the land.

Sam asked Ralph what he would do in his developments if there was 20-25K sf density. Ralph replied that he would do more clustering of units.

Erin asked how school buses were handled at Alpine Woods. Ralph said that it was currently still a private road and had not yet been accepted by the Town, so school buses do not enter that property. He felt there should be a road standard for small subdivisions, those between 5 and 15 lots, and one for large ones, as these were different.

Kurt asked if reviewing road standards was in LPAC's purview. Theo said that this could be a Year 2 work item if it helped to encourage growth in the growth area.

There was discussion if it would be hard to place septic systems on 20-25K sf lots. The State's minimum for that is 20,000 sf. Kurt added that the Town hoped that most lots in the growth area would be on public sewer.

Erin asked if Ralph would see smaller lots have a different price point. Ralph said that he liked mixed income developments a lot.

Kurt noted that the Resource Conservation Zoning Overlay percentage in the growth area needed to be examined as well.

Sam asked how Ralph had found out about the forum. Ralph said that he had received several postcards as he owned multiple properties. Sam asked if Ralph found that to be an adequate method. Ralph did not think that sending out many postcards was necessary and that it was nice if there also could have been made some phone calls.

Sam thanked Ralph for coming and Ralph left the meeting.

## **2. Review of Draft Minutes of December 4, 2014, January 8 and 22, 2015 Meetings**

The committee unanimously approved the Draft Minutes of December 4, 2014, January 8 and 22, 2015 meetings as written.

## **4. Continued Discussion of Feedback on Growth Area Concepts from February 26 Public Forum**

The committee proceeded by reviewing the draft feedback chart with draft responses. Bill felt that the chart should explain why the proposed amendments are being made now. Sam agreed and said they came directly from the Comprehensive Plan.

At the specific request from the CDC, the committee discussed at length the CDC's request that LPAC consider decreasing the density of its proposed rezoning of Farm and Forest areas in West Falmouth to R B..

Kurt wondered if there should be a different Resource Conservation Zoning overlay percentage for East Falmouth that was different from West Falmouth.

Erin suggested that perhaps the Board of Zoning Appeals could play a role in reviewing certain projects.

Bill suggested that the committee stay the course and that if the growth boundary was revised there would be other people who would not be happy with that.

Sam wondered what principle the committee could rely on for its final recommendations. He suggested, in light of the fact that the committee had gotten a specific request from a majority of the Town Council to look at reducing the proposed density for the West Falmouth parcels that were to be rezoned, having a density of 1 unit per 40,000 sf for the entire R-B area in West Falmouth (new and old) might make sense.

Claudia joined the discussion and was wondering if the committee had fully considered the R-B areas.

The committee discussed various other possibilities, but ultimately settled on Sam's proposal of R-B zoning of 1 unit per 30,000 sf for East Falmouth and 1 unit per 40,000 sf for West Falmouth. Kurt said that this made sense as there was more available infrastructure in East Falmouth and more non-conformity that needed to be addressed.

The committee agreed that, where possible, references to specific pages in the Comprehensive Plan should be included, so people know the origin of certain recommendations.

The committee agreed not to set a minimum size for Accessory Dwelling Units (ADU's). The committee preferred an owner required for ADU's, but wondered about the enforceability of that. Bill suggested requiring such a requirement only at the time of permit application.

The committee agreed to seek advice from the Assessor on the valuation question and felt that giving a specific hypothetical example may give people an idea how this matter would be approached.

The committee also reviewed the e-mails received from the Conservation Commission, John, Winslow, and Eydie Pryzant.

Theo will make changes to the chart as directed by the committee. He will share a draft chart with LPAC and then it will be forwarded to CDC for its disposition.

## **5. Next Steps**

The committee agreed for now to monitor the CDC and Council response to the Year 1 recommendations and not embark on a review of new topics. New topics the committee could take on include street standards, Resource Conservation Zoning, and sewer policy.

Theo gave a quick overview of the West Falmouth Sewer Master Plan. He said that staff had recently had a review of possible criteria for sewer extension and a set of maps that showed where it was feasible to extend sewer. He said the next step was to prepare a draft report. A special meeting was earmarked with LPAC to which all Councilors would be invited. He will keep LPAC posted of when that could occur.

The committee recognized that the Council may want to determine which items LPAC should be working on in Year 2 and will sit back to see what needs to happen next.

**6. Other Business**

There was no other business.

**7. Next Meeting**

The committee agreed to cancel its 3/26 meeting to give CDC a chance to review the committee's recommendations.

The meeting was adjourned at 8:22 PM.

Draft minutes prepared by Theo Holtwijk, March 16, 2015