



Long Range Planning Advisory Committee + (LPAC+)

Thursday, December 14, 2017
Meeting Minutes

Attendance

Name	Present	Name	Present	Name	Present
Sam Rudman <i>Chair</i>	✓	Ted Asherman <i>LMAC</i>	✓	Michael Vance <i>Falmouth Land Trust</i>	✓
Sandra Lipsey <i>Vice Chair</i>	-	Paul Bergkamp	✓	Jenny Grimm <i>Falmouth Land Trust</i>	✓
Caleb Hemphill <i>Council Chair</i>	✓	Sarah Boudreau <i>Conservation Commission</i>	✓	Amanda Stearns <i>Open Space Ombudsman</i>	✓
Claudia King <i>Council Liaison to LPAC</i>	✓	Becca Casey	✓	Theo Holtwijk <i>Staff</i>	✓
Aaron Svedlow <i>Council Liaison to LMAC</i>	-	Dave Gagnon <i>LMAC</i>	✓	Lucky D'Ascanio <i>Staff</i>	-
Tom McKeon <i>Planning Board</i>	-	Breana Gersen	✓	Andrew Clark <i>Staff</i>	✓
Kurt Klebe	-				

The meeting began at 6:00 PM.

1. Review of draft minutes of the September 28 and October 12, 2017 meetings

The draft minutes of the September 28 and October 12 meetings were accepted as written.

2. Open Space Plan discussion

Andrew presented two maps to the committee. The first showed "unbuildable" land in Falmouth. Of Falmouth's 18,706 acres, 3,642 acres (19.5%) are protected open space. There are an additional 2,561 acres in the shoreland zone, in flood plains, or that are steep slopes. These areas are not strictly unbuildable, but are relatively protected due to added regulation or other technical or practical hurdles. These areas add another 13.7% to Falmouth's total "unbuildable" land.

There was some discussion of density differences and build-out capacity between the rural and growth areas. Theo noted that residential density can range from 1 unit per 80,000 sq ft to as high as 1 unit per 10,000 sq ft. Caleb noted there are formulas to calculate the specific buildable area for each parcel.

The second map showed the potential for development on a per-parcel basis of undeveloped habitat blocks, after accounting for the existing protected open space and the previously mentioned "unbuildable" area. There are nine parcels in the rural area (and none in the growth area) with more than 50 acres of undeveloped habitat block. Theo said that these parcels might be important for connectivity of the open space network, and may be sites of interest, especially if they are adjacent to existing open space.

The committee turned to a review of the survey results. Over 450 responses were received. Theo provided summary results of all questions, plus additional comments for the following:

- Those who rated 4 or higher to Question 8. (How successful has the Town been...?)
- All comments to Question 14. (Why did you give Falmouth's open spaces that score?)
- All comments to Question 15. (What would improve your score?)

The committee felt that these comments were in line with the plan's goals, and started to provide some action items for the plan. Sam said that the education piece appeared to be important to the community, especially regarding the distinction between active and passive open space. He asked about the Land Trust's approach to education. Jenny said that they have been in the schools talking about why open space preservation matters, and making the connection between science, animals, habitat, and open space. Michael added that FLT has brought on a part-time education coordinator to facilitate this effort.

Breana mentioned a land banking approach once taken by the City of Portland. In the past, the city had acquired properties for ecological, stormwater management, and other non-recreational purposes, keeping open space for recreational use and open space for ecological use separate. Jenny noted that there are some properties in Falmouth that serve that role. Theo summarized the discussion, saying that the education component of the plan will need different messages for different audiences and different kinds of open space properties.

Theo suggested the group create teams for each goal, and begin to articulate draft action items. The committee agreed, volunteering themselves as follows:

- *Goal 1, Protect our natural resources and open spaces*, Breana and Jenny.
- *Goal 2, Provide a range of open spaces and experiences for a diverse population*, Becca and Sam.
- *Goal 3, Ensure that protected open spaces are sufficient and available throughout the entire town*, Breana and Jenny.
- *Goal 4, Utilize open space acquisition as a growth management tool*, Caleb and Amanda.
- *Goal 5, Ensure the utility and longevity of open spaces through good management*, Ted, Michael, and Amanda.
- *Goal 6, Educate the public about the values of open spaces*, Paul, Dave, and Sarah.

Each team should submit their draft actions to Sam by January 18.

3. Next meeting

In light of the holidays and other staff conflicts, the next LPAC meeting is scheduled for January 25.

The meeting was adjourned at 7:20 PM.

Draft minutes prepared by Andrew Clark, December 18, 2017.