



Long Range Planning Advisory Committee + (LPAC+)

Thursday, February 8, 2018
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 Manager</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>	✓

Others in attendance: Kurt Klebe.

The meeting began at 6:05 PM.

Theo recognized and thanked Kurt Klebe, whose appointment had recently expired, for his many years of service to the committee and the Town. Tom McKeon announced that he will be vacating his position, with Rich Jordan taking over as Planning Board liaison to the committee.

1. Review of draft minutes of the January 25, 2018 meeting

The draft minutes of the January 25, 2018 meeting were accepted as written.

2. Open Space Plan discussion

The Town Council discussed the Resource Conservation Zoning Overlay District (RCZOD) at its last meeting, and asked for the committee's input. A 2016 review by LPAC of the RCZOD gave three recommended minimum open space acreage requirements (Recommendations 5A-5C):

- A. In the rural area, all projects: 50% of net residential area plus any unsuitable area;
- B. In the growth area, projects with three or more lots or a project area greater than 1 acre: 30% NRA + unsuitable;
- C. In the growth area, projects with two or fewer lots or a project area less than 1 acre: 0% NRA + unsuitable.

Breana noted that the goals of the draft Open Space Plan encourage a distinction between the rural and growth areas. Tom added that larger donations and acquisitions were likely to come from the rural area, and that smaller developments contribute less meaningfully from an ecological standpoint. Dave said that a requirement for smaller lots can still help provide connectivity, and cautioned against allowing 0%, as in recommendation 5C.

Tom said that the current language favors multi-family residential development, as the RCZOD applies only to single-family home development. LPAC's 2016 review recommended (Recommendation 3) that the district apply to all residential development.

There was discussion as to whether the committee should report back to the Council immediately, or simply reiterate its position in the upcoming Open Space plan. Breana recommended returning the issue to the Council now. The committee agreed to recommend that the Council move forward with Recommendations 3 and 5A, but discussion of 5C will continue as part of the Open Space Plan development. Theo will report this back to the Council.

The committee then discussed updates to the draft goals and actions.

Goal #1 Breana's group discussed the need for the Town to update its approach to protecting open space. One way to do this may be through LMAC's open space rating guide. Dave noted that the guide is updated every 3-5 years. The group also recommended listing the conservation tools available to the Town. Ted said it would be important make sure the Town's approach is being continually updated.

Goal #2 No update from this group.

Goal #3 Breana said that her group tried to strike a balance between lofty goals and specificity. Theo said that specific recommendations and action are often more helpful to the Town Council as they provide more direction. The group suggested removing the word "sufficient" in the goal language.

Goal #4 No update from this group, though Tom was interested in hearing the specifics of the suggested open space vetting/review process. Theo suggested making item #3 two separate items.

Goal #5 Ted said that his group had been working on making the items more specific.

Goal #6 Paul noted the importance of defining education and identifying stakeholders. The four tasks included are intended to put the education plan into action.

As a next step, staff will incorporate the committee's work into the draft plan. The group discussed next possible steps of editing and seeking public input and finalizing the plan, hopefully by spring 2018.

3. Next meeting

The next LPAC meeting is scheduled for February 22.

The meeting was adjourned at 7:30 PM.

Draft minutes prepared by Andrew Clark, February 12, 2018.