



Long Range Planning Advisory Committee + (LPAC+)

Thursday, February 22, 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>	-
Rich Jordan <i>Planning Board</i>	✓	Breana Gersen	-	Andrew Clark <i>Staff</i>	✓

The meeting began at 6:06 PM.

1. Review of draft minutes of the February 8, 2018 meeting

The draft minutes of the February 8 meeting were tabled as there was no quorum when the meeting began.

2. Open Space Plan discussion

An updated draft Open Space Plan had been distributed to the committee prior to the meeting. Theo had asked the committee members to review it and provide feedback. The committee liked the format and agreed that the content flowed well. Michael recommended providing citations to sourced material. He also suggested adding a *What issues are in play?* section to the introductory chapter to serve as a broader background/introduction to the topic of open space preservation. Rich felt the approach to athletic spaces was awkward. The decision to include athletic spaces in the definition of the plan, but exclude it from the scope was discussed. The committee agreed to make the distinction clearer.

There was discussion of the so-called "jewel properties," first referenced in the 2006 *Greening of Falmouth* as properties that provide scenic, recreation, or other value. The committee had not seen the list of 30 properties and felt that the issue of identifying and prioritizing these properties could be challenging. Theo suggested to take step back and include an action item that recommended developing an approach to special parcels of interest with more than strictly conservation value.

There was discussion of the 4-step design process, and whether the committee felt that approach has been successful. Rich stated that the Planning Board has seen mixed results. The committee agreed that development over time has resulted in fragmented open space set-asides with limited connectivity and

uncertainty as to the follow-through of the commitments of some developers. Sandra wondered whether the Town recognized paper trails - trails or trail connections that have been approved as part of a development project but never constructed. Caleb said that that follow-up was one of the roles of LMAC. The Open Space Manager is another person to monitor progress and oversee implementation. Theo flagged the proposed action item #4-2: reviewing development proposals for potential open space preservation and trail connectivity, and especially to do so earlier in the process, before permit applications are filed.

The broader conclusion was that some mechanism should be established to follow-up on trail building commitments. Sandra said that the issue came down to monitoring and management. Ted noted that many of the biggest uncertainties are from older situations when there was less follow-up by the Town. He felt that the Town is doing better now, and that there is greater awareness around that issue. Theo said that there could be an opportunity to explore the issue further with staff and see if they might recommend any changes to the zoning ordinance that could help avoid problems and streamline the process.

There was discussion about including any specific metrics with action #3-2. Sandra noted that the distinction between the rural and growth areas was a nod to the need for different kinds of open space in each.

Michael felt the plan could discuss in greater detail funding for acquisition and conservation, especially with reference to changes in real estate markets and economic downturns. Theo noted that downturns in the private sector typically translate into downturns in the public sector. Yet, those downturns are good opportunities to acquire open space, but less money is available to do so. He noted strong public support for open space protection, as shown by a successful 2007 ballot measure authorizing the Town Council to appropriate \$5,000,000 over the subsequent ten years for open space acquisition. He will check with the Town Manager if there is an implication to the “ten year” clause in the referendum language.

Theo will take the committee's feedback of this meeting and incorporate it into another draft. He requested marked-up copies of the first draft from all members, so he can include specific edits. If the committee is satisfied with the new draft, the plan can then be issued to solicit public feedback.

3. Next meeting

The next LPAC meeting is scheduled for March 8.

The meeting was adjourned at 7:48 PM.

Draft minutes prepared by Andrew Clark, February 26, 2018.