



## Long Range Planning Advisory Committee + (LPAC+)

Thursday, July 12, 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	✓	Jim Chaousis	-

The meeting began at 6:00 pm.

### 1. Review of Draft Minutes of June 14 and 27, 2018 Meetings

The draft minutes of the June 14 and 27, 2018 meetings were approved as written.

### 2. Open Space Plan discussion

The committee reviewed a draft letter to be sent to the Town Council regarding a suggestion to prepare a Parks and Outdoor Recreation Plan. A typo was corrected. The letter had been circulated via e-mail, but Sam suggested that a public meeting was needed to discuss it before sending it. Sandra commented that Paul had made some eloquent edits to the letter that conveyed the reasoning for the suggestion very well. Theo stated that he had removed the suggestion to create an ad hoc committee from the letter as the Town Council will likely determine how this task can be best executed. Upon a motion by Sam and second by Becca, the committee voted unanimously to send the letter to the Town Council for consideration at its annual retreat on July 16.

Next, the committee the feedback that it has gotten on the draft plan. Theo distributed the on-line open space survey results from June as well as copies of e-mails that he received.

Breana mentioned that she thought it was awkward to have the plan state a 100-year vision as well as that it was a 10-year plan. She suggested that bringing the vision into the introduction may help clarify that distinction.

The committee discussed if some of the upfront material should be placed in an appendix, and the goals section moved forward. Jenny felt that that would create a more user-friendly document. Ted felt that the six goals were repeated a lot. Rich offered to work with Breana to make edits to the draft plan.

Sandra stressed that it was important to the values statements in the plan. She heard at the Falmouth Center Forum a lot of references to the Comprehensive Plan. That plan contained, Sandra said, at Kurt Klebe's insistence a lot of good information as what the Town had done before and why. Sam agreed and said that the reader of the plan needs to be persuaded. He saw the question before the committee to decide if the upfront material in the plan was redundant or was necessary for education.

Breana wondered if the tenets of the Comprehensive Plan were stressed enough in the draft plan. Becca agreed that it was important to refer to it. The sense of the committee was that people have no idea if they live in the growth area or rural area.

Sam felt that Bob Shafto made some good suggestions regarding the open space acquisition funding sources that should be incorporated in the plan. Ted agreed that they were excellent points, but wondered if that detail needed to be in the plan. Rich felt that Bob's suggestions should be incorporated. Jenny wondered if the plan should make mention of issuing another bond for open space. Ted explained that no bond had been issued for open space and that the Town over the last decade spent \$2M of a \$5M funding authorization. Jenny suggested that another voter referendum on open space may be useful. Sam suggested adding the funding suggestions to goal 4-4. Ted explained that the annual set asides for open space acquisition accumulate if the money is not spent in any given year. Sandra suggested that the wording regarding funding suggestions should be broad so as not to constrain the Council. Sam suggested using the verb "explore."

The committee discussed recommending an annual open space appropriation amount in the plan. Jenny suggested that it should be at least \$500K annually. This amount was agreed upon by the committee as the Council has been allocating \$300K annually, and is now dealing with higher priced properties, and the committee felt it should not ask for too much.

Breana wondered how much money is currently in the open space account. Sarah thought that it may be useful to rank what properties should be of greatest interest to acquire, but the committee felt that the rating forms and adjustments to them would provide a sense of priority. Becca suggested adding donations of open space as a personal legacy by property owners to the acquisition tools section. Sandra commented that LPAC had done very well with recommending acquisitions and that there was a real artistry and finesse involved in property negotiations. Rich wondered if there was a way to incentivize donations of property. Sarah felt that many people do not know that they can donate property to the Town.

Jenny mentioned Mackworth Island tree blow down impact and the impact of large numbers of mountain bikers on some open space properties and if the plan should say more about property maintenance. Sam wondered if this might be related to connectivity. He noted that goal 2-3 referenced a user impact study and that this could be expanded to incorporate Jenny's concern.

Rich suggested adding the regional interconnectivity idea that Amanda had mentioned to goal 3.

Sam wondered if individual responses should be given to those who provided comments. Theo noted that many comments had been made anonymously and that individual responses may not be needed, as long as

the committee made a diligent effort to consider all of them, and perhaps report to the Town Council that it had done so.

Rich wondered if the plan sufficiently addressed the question “when has enough open space been acquired.” Sandra replied that it is a moving target, one that is adjusted based on population, time, and perceived need.

Sarah commented on the idea of “change.” For example, she said, fields, when not tended to, become forests. But forests can also become farms again. She noted the staggering amount of landscape change in last 100 years. Jenny felt that restoring landscapes may be of prime importance 50 years from now, taking up asphalt to make open space. Becca stated that restoring is already a trend, for example with water ways. This discussion led the committee to discussion agriculture and soil quality. Theo noted that there were several farming references in the Comprehensive Plan that the Council lumped in with the Open Space Plan Update work item, but that the current draft did not lay a specific emphasis on that. Ted commented on the mismanagement of land in the past. Sandra wondered where the farming issue may fit in the plan. Breana felt it might link back to the idea of restoration and fit with the management goal in the plan.

Jenny brought Goal 1-1-b-2 on page 21. She felt that preservation of large parcels should also apply to the growth area and that this recommendation should reflect that. This topic is also discussed in the last paragraph on page 25. Theo felt that consistency of language was important.

Jenny wondered if there should be a new title for the plan. While suggestions for that are welcome, it seemed that the committee was OK with the current title. Theo noted that The Greening of Falmouth really stuck in people’s minds and said that other open space plans he worked also had evocative titles, such as Green Space, Blue Edges (Portland), and From the River to the Bay (Brunswick).

### **3. Next meeting**

The next LPAC meeting is scheduled for August 23, 2018 at 6:00 pm. At this meeting the committee will review final edits to the plan and possibly vote to recommend it to the Town Council.

The meeting was adjourned at 7:30 PM.

Draft minutes prepared by Theo Holtwijk, July 18, 2018.