

# **Town Council Meeting September 28, 2015 DRAFT Minutes**

The meeting was called to order at 7:00 pm.

## **Roll Call**

Councilors King, Hemphill, McBrady, Goldberg, Kitchel, and Farber were present and answering roll call. Councilor Anderson was absent.

## **Pledge of Allegiance**

Councilor Goldberg led those present in the Pledge of Allegiance.

## **Item 1                      Public Forum**

No one spoke at public forum.

**Item 2 (a)                      Order to approve the minutes of the July 13, 2015, Town Council Special  
(Consent Agenda)      Meeting.**

**Item 2 (b)                      Order to approve the minutes of the July 27, 2015, Town Council  
(Consent Agenda)      Meeting.**

**Item 2 (c)                      Order to approve the minutes of the August 10, 2015, Town Council  
(Consent Agenda)      Special Meeting.**

**Item 2 (d)                      Order to approve the minutes of the August 24, 2015, Town Council  
(Consent Agenda)      Meeting.**

**Item 2 (e)                      Order to authorize the Town Manager to execute a quit claim deed for  
(Consent Agenda)      Map U36, Lot 021.**

Councilor Farber moved the consent agenda; Councilor McBrady seconded. Motion carried 6-0.

## **Item 3                      Report from Council Committees and liaisons regarding updates on                                          assignments.**

Councilor McBrady said that this Wednesday, September 30, at 6pm at Town Hall, the Route 100 Committee is holding an open house and public forum on their work. The public are invited to attend and encouraged to give feedback.

Councilor Goldberg said the Town was recognized by the Falmouth Land Trust recently for its efforts to acquire open space.

**Item 4 Report from the Appointments Committee and order relative to filling various vacancies on Boards and Committees.**

Councilor Goldberg opened the public comment period. There was no public comment.

Councilor King moved the order to appoint Charles Einseidler to the Library Board of Trustees for a three year term. Councilor Hemphill seconded. Motion carried 6-0.

**Item 5 Introduction of an amendment to the Zoning Map to rezone the property located at 9 Lunt Road from RA to VCC.**

Councilor Farber introduced the amendment. The Library purchased the property at 9 Lunt Road about a year ago as part of the library expansion project. There is a need to rezone the lot so that it is consistent with the library property; the property is currently zoned RA. Councilor Farber said the trustees currently rent out the home on the property; if the zoning change proceeds she confirmed with Planning Staff that they can continue to rent it. It would continue as a non-conforming use under the VCC until it is developed as a commercial lot. One that happens, it will not be able to revert to residential use.

A public hearing was scheduled for October 26.

Councilor Farber moved to amend the agenda, taking item 7 out of order. Councilor King seconded. Motion carried 6-0.

**Item 7 Order to establish an ad-hoc committee with the charge to recommend to the Council a long range vision and plan for the Route 1 North corridor between the Turnpike Spur and the town line with the Town of Cumberland.**

Councilor Farber suggested removing "Town Council" from the list of requested members; a Council liaison will be appointed anyway, and this will free up a seat for another resident. She thought this was how they did Route 100. Councilor Hemphill agreed.

Councilor McBrady asked how they decided on nine members instead of seven.

Theo Holtwijk, Director of Long-range Planning, said nine was the number they used for Route 100. This charge says "up to nine"; more than nine might be unwieldy. They wanted to give the Council flexibility and allow those who were interested in serving to have a place.

Public comment period opened; no public comment.

Councilor Farber moved the order, with an amendment to the charge to remove "Town Council" from the membership list. Councilor McBrady seconded.

Councilor King wondered if that list implied voting status on the committee; Council Farber felt this list was designed to ensure balance. Since the Council will have a liaison anyway, if they have a lot of applicants for this committee, taking that off the list means the appointments committee can fill all the seats and still have Council representation.

Councilor King wondered if they could add "Council Liaison" somewhere else in the charge. She was fine with the proposed change.

Councilor McBrady agreed with Councilor Farber's change.

Councilor Hemphill asked about a timeframe for the committee to report to the Council. Mr. Holtwijk said Route 100's work was done in a year. He thought the committee should be able to report back in a year.

The Council discussed adding a timeframe of one year to the charge. Councilor King thought it would help inform prospective members regarding the length of commitment.

Councilor Hemphill moved to amend the charge, stating that this committee will report to the Council within a year of its convening. Councilor Farber seconded. Motion carried 6-0.

Amended motion carried 6-0.

**Item 6 Introduction to amendments to the Zoning and Site Plan Review Ordinance to revise the Retirement Community Overlay District's (RCOD) conceptual master plan, and to amend the Zoning Map to extend the RCOD to include the properties at 170, 172, and 174 Middle Road.**

Chris Wasileski of Oceanview gave an update on the current Schoolhouse cottage project. 30 of the 34 cottages have been pre-sold; 25 of those will be occupied by Nov-Dec 2016. They are requesting to add the residential properties at 170, 172, and 174 Middle Road to the RCOD. These were single-family homes. Two of the owners approached Oceanview about purchasing the lots. One of these homes is owner-occupied and the owner has become a part of Oceanview. The other two are rentals; one has been vacated and the other lease is up this year. They are proposing to extend the Marion Way/Homestead Lane neighborhoods onto these three lots. They would extend Marion Way, which currently ends at the property line, and link it to Homestead Lane.

Councilor Farber said this would not link to Middle Road; Mr. Wasileski said that is correct, and the three current driveway curb cuts on Middle Road would be closed.

Councilor Goldberg asked if the houses on the Middle Road side would be facing Middle. Mr. Wasileski said they would be facing Marion Way. If they have daylight basements they might have an exit on Middle. They are going to screen the buildings from Middle, and would extend the sidewalk.

Councilor Farber asked if they have discussed the proposal with residents of Middle Road. Mr. Wasileski said they have, as well as with the residents of Whipple Farm.

A public hearing was scheduled for October 26.

**Adjourn**

Councilor Farber moved to adjourn; Councilor Kitchel seconded. Motion carried 6-0.

The meeting adjourned at 7:34 pm.

Respectfully submitted,

Melissa Tryon  
Recording Secretary