



Town of Falmouth  
Community Development Committee (Council Sub-Committee)  
**Report to Town Council – April 16, 2014**  
Comprehensive Plan – Land Use Initiatives

The Community Development Committee has spent the last several months reviewing the land use actions in the Comprehensive Plan. The Town Council, on January 13, 2014, requested the Community Development Committee review the land use actions from the Plan and provide feedback on the prioritization of those items. The CDC requests the Council their findings and give the CDC direction, including additional or different steps.

The CDC initially reviewed all land use actions, both regulatory and other. During the evaluation process the committee identified steps that needed to be completed prior to other actions, ones that would have a significant impact and would address both rural and growth areas. The actions included on the attached table reflect suggested changes in the action language as well as the combining or separation of actions to better organize the specific goals of the plan. This report suggests that the CDC would work on initiatives for the rural areas and LPAC would work on the growth areas. Below is a summary of the outcome of the committee's discussions. The committee concluded that:

1. There is a need to be more specific regarding which parcels are in which area (rural v. growth) and exactly what the boundaries are. Specific recommendations are being made relative to property lines so that parcels are not divided by the boundary. The attached maps show the adopted rural/growth boundary and the recommended one.
2. It is important to have a balanced approach that both increases incentives and facilitates growth in the growth areas, while taking actions to slow growth in the rural areas. These are expected to work together to achieve the Comp Plan's vision of a different mix of residential growth.
3. The specifics of how to facilitate more residential growth in the growth areas be referred to LPAC. Ideas discussed include increased density, greater flexibility, and other zoning changes - all to be developed further by LPAC as recommendations.
4. Regarding slowing growth in the rural areas, we discussed several options to be considered. These include decreasing density overall (increasing minimum lot sizes), growth caps for both creation of lots and issuance of building permits, impact fees to support the purchase of open space and a program for the purchase of development rights.

**Community Development Committee**  
**Options for Priorities for Comprehensive Plan Land Use Action Items – Fiscal Year 2015**  
**For Council Review April 16, 2014**

<b>Nov 2013 reference #</b>	<b>New Action</b>	<b>Suggested Assignment</b>
44 Rural and Growth	A - Review the existing Future Land Use Plan and finalize the boundaries between the rural and growth areas on the Future Land Use Plan map. <i>Completed and recommendation attached.</i>	CDC
41/50 Rural and Growth	Review the current growth permit provisions in the ordinance and develop amendments that will result in the significant majority of new residential units to be constructed in the growth areas and limit the number of residential units in the rural areas over the next ten years. <i>This includes looking at a variety of regulatory tools that help to manage/plan growth.</i>	CDC
21 Growth	A - Study the growth areas to determine the historic growth patterns in established neighborhoods, such as The Flats, Foreside, Pleasant Hill, and Brookside, including density (lot size), dimensional requirements and pattern of development and compare the results to existing zoning requirements in these areas. Amend the Land Use Ordinance to reduce most of the non-conformities found.	LPAC
21 Growth	B - Use the results to evaluate underdeveloped, undeveloped and currently developed parcels in the growth area and recommend new regulatory standards and incentives to promote compact, walkable neighborhood design and increase the development potential of growth areas, while respecting unique characteristics of neighborhoods	LPAC
44 Rural and Growth	B - Review the Areas for Potential Zoning Review map and confirm or amend the recommendations for areas to be reviewed for zoning changes including protection of natural resources and recommend zoning changes for Areas 1-9. [NOTE: to be pursued as necessary as part of implementation of 41/50]	CDC