



MEMORANDUM

To: Town Council

From: Long-Range Planning Advisory Committee

Date: May 2, 2017

Re: **West Falmouth Neighborhood Concept Plan**

The Long-Range Planning Advisory Committee (LPAC) hereby reports to the Town Council its input and recommendations as it relates to the West Falmouth Neighborhood Concept Plan and its consistency, or lack thereof, with the 2013 Comprehensive Plan, and offer its recommendations for gathering of additional public input.

LPAC met on April 13 and 27, 2017 to review the Concept Plan. It took public input on both occasions.

LPAC finds that the Concept Plan is substantially consistent with the 2013 Comprehensive Plan. This view was shared by four of the five members present.

LPAC appreciates various aspects of the plan, such as its walkability, interconnectivity of the road system, mixed uses, its use available utilities in an efficient manner, and the way it concentrates development in the growth area to allow open space preservation elsewhere in Falmouth.

While concurring with the aspects noted above and agreeing with the plan's "community" elements, the sole dissenting opinion represents a concern with the large scale of the development and the possibility that a rapid build-out may have a disruptive (rather than evolutionary) impact on the surrounding road infrastructure and schools, and take a disproportionate amount of available growth permits.

LPAC unanimously recommends that, when specific development proposals are brought forward for this area, the Council look more closely at:

- The proposed population density,
- Impacts on the school system,
- Capacity of available utilities to serve the proposed development,
- Traffic impacts, and
- The impact on available growth permits.

LPAC discussed, but has no specific recommendations, as to the gathering of additional public input. LPAC believes that the current zoning ordinance provides for adequate public input opportunities during the review of specific development proposals.

Thank you for the opportunity to comment on this important work.