



## Town of Falmouth Planning Department

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### Memorandum

**Date:** February 21, 2018  
**To:** Melissa Tryon, Nathan Poore, Ethan Croce  
**From:** Dawn Emerson, Land Use Planner  
**Re:** Zoning Amendment Public Hearing, density

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At its February 6, 2018 meeting the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a duly noticed public hearing on proposed amendments to Section 19-1-3 of the Zoning and Site Plan Review Ordinance relative to Maximum Residential Density in the Residential A, Residential B and Residential D Districts.

#### **Summary of public comment received:**

Beth Kaminski, 7 MacKenzie Lane, asked how much land is required for a two-family dwelling and what happens if they don't meet the requirements. Chair McKeon attempted to answer Ms. Kaminski's questions, subsequently referring her to Town Staff as her questions were related to a tabled agenda item.

Steve Huntley, 2 Brookfield Road, expressed his appreciation for the time and effort by Town Council member Caleb Hemphill and Community Development Director Ethan Croce to help homeowners understand the new zoning changes. Although he doesn't understand the difference between minimum lot size and maximum density, he supports the revisions the Town Council is proposing. He stated that he also has concerns with cluster septic systems.

Tony DiPietro, Middle Road, stated he has potential buildable lots and is confused on how the amendment might affects him. Chair McKeon referred him to Staff.

#### **Summary of Planning Board deliberations:**

The Planning Board voted 4-0 to recommend that the Council approve the proposed amendment as written with the recommendation that the town take soils suitability into consideration when establishing residential density in all districts in the Town of Falmouth regardless of the availability of public sewer.