



## **Town of Falmouth Planning Department**

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### **Memorandum**

**Date:** April 4, 2018  
**To:** Melissa Tryon, Nathan Poore, Ethan Croce  
**From:** Dawn Emerson, Land Use Planner  
**Re:** Zoning Amendment MRA Hearing, Homestead Contract Zone

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At its April 3, 2018 meeting the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a duly noticed public hearing on a proposed Contract Zone Application under the Zoning and Site Plan Review Ordinance 19-26.5

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

Thirteen members of the public were present and gave testimony against the project. The following concerns were raised for board consideration:

- Concerned about the effects on the neighborhood
- Concerned about increase in traffic
- Concerned about the infrastructure and character being destroyed
- How is the contract zoning going to benefit the Town?
- How is \$280,000 for a home price considered affordable housing?
- How the project fits in with the Village Mixed Use Plan.
- Concerned about noise
- Concerned about runoff.
- Traffic counts are from 2014?
- Natural gas is an option not a definite.
- Against growth cap.
- Affordable House expires after 3 years?
- Clarify the two different versions of the housing layouts, confirmed it was an example of what it would look like if it wasn't a contract zone.
- Doesn't like contract zoning, promotes favoritism, Town Councilor that will benefit from project.
- Out of character for a residential area. The growth plan states it is a commercial growth area.
- No provision from keeping the affordable housing and 55+ housing from being flipped.
- Not enough space in the high school, all 3 schools will be at capacity in 3 years.
- Traffic entering Mountain Road from project will be "a nightmare".

- Where are they going to put snow in the winter? Where are people going to park during a parking ban in winter?
- MDOT taking land for Route 100 project
- Noise and pollution from vehicles idling on Route 100.
- Diminished sense of community
- Extensive environmental review should be performed for this project.
- What is the cost of this and the impact on the Town budget?
- Will it pay for itself or will the taxpayers pay for it?
- Why \$9k was spent by Town to study property?
- Andrea Ferrante was on Route 100 Committee and is now on Town Council
- Town Council stating people won't have cars, will be walking as they work at TD Bank or Hannaford.
- Julie Porter, 305' from intersection, they are proposing on putting the access road on her property.
- Looking to get Federal Historic recognition.
- Question about fire trucks being able to maneuver in this development
- Questioned the issuing of permits.
- School cannot handle the growth the project will generate.
- When can he pull his permits?
- How far along does the road have to be?
- Will the neighborhood have sprinkler systems?
- Worried about how close the houses are if there is a fire?
- Destroyed the wetlands with the proposed site plan
- More concerned about the Town impact than the impact to the developer if the project fails.
- Project by same developer in Cumberland: negative comments about this project.
- Destruction of wildlife.
- Project is too vast, too dense, not in the interest of the Towns people, only in the interest of the developer.
- Concerned about traffic cutting through the project to reach Mountain Road.

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

The Planning Board voted 4-1 to recommend that the Council approve the proposed agreement with the following recommendations.

1. Re-evaluate the provisions of the proposed contract that allow exemptions from growth management permitting. Administration of over 55 housing and affordable housing should be reviewed.
2. Allow the Planning Board as much flexibility as possible regarding timing, number of units and design of the project as part of any subdivision or site plan application.
3. Expand the scope of traffic study.