

Comprehensive Plan Implementation **Growth & Density Evaluation**

Council Update
December 10, 2018

Tonight's Take-Aways

- 2013 Comprehensive Plan and its Growth and Rural Areas provide the policy basis for the zoning rules.
- The Plan and subsequent zoning were carefully established.
- Overall growth in Falmouth has not reached annual growth caps.
- New growth enabled by July 2016 amendments has been modest and is spread out.
- RA district is quite varied - work remains to examine how well each new project fits within the RA neighborhood

Why have a Comprehensive Plan?

- Growth in Falmouth is inevitable
- The Plan ensures that the Town's character is managed
- The Plan prioritizes resources to minimize tax pressures
- The Plan enables direction on the direction of the Town

What is the Vision of the 2013 Comprehensive Plan?

“In 2023 Falmouth is a smart town with great neighborhoods.”

“Residents enjoy a myriad of housing opportunities that can fit changing life circumstances (with) neighborhoods that offer convenient and walkable access to services and entertainment, and others that offer privacy and quiet in a rural environment.”

This vision was "inspired" on the feedback from residents input and surveys - and compromises diverse resident expectations.

What are the Growth and Rural Areas that the Plan is referring to?

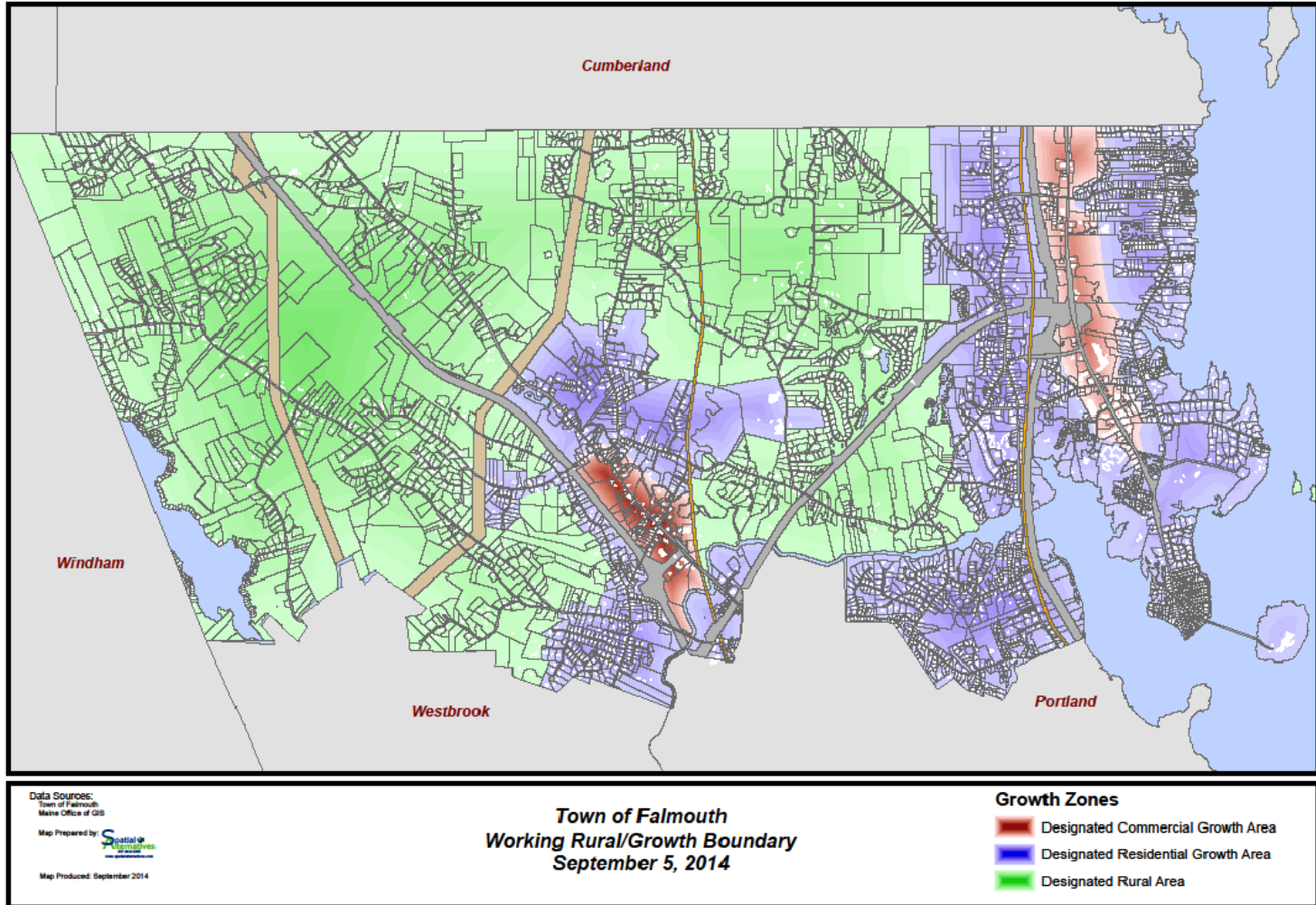
- Growth Area

- where there is, or will be, infrastructure
- close to amenities and services
- existing area of more dense development

- Rural Area

- valued natural resources
- agricultural and forestry opportunities
- existing area of less dense development

What does the Council Approved Rural Growth Boundary Map look like?



What considerations went into the Growth and Rural Areas?

- Considered were:
 - established residential neighborhoods,
 - existing zoning designations and development,
 - land suitable for development,
 - location of existing water and sewer services,
 - land with opportunity for future gravity sanitary sewer service,
 - location of high value natural resources.
- Less infrastructure is required to accommodate new development in the Growth Area.
- More services are available in the Growth Area compared to the Rural Area.
- New development can be more efficiently accommodated in the designated Growth Area, with less impact on Falmouth taxpayers.

What public input opportunities were there for Comprehensive Plan?

- 2012-2014 - 69 LPAC * Meetings
- 2010 – Mini survey - 553 responses
- 2011 – Statistically-valid survey - 1077 responses
- 2012 – Draft plan – 571 comments received
- 2012 – Outreach to real estate community

* LPAC volunteers were residents of growth and rural areas

What was the Year 1 Implementation approach and opportunity for public input?

- LPAC – Growth Area Recommendations – Feb 2014 – April 2015 – 20 meetings
- CDC – Rural Area Recommendations – Feb 2014 – April 2015 – 24 meetings
- CDC – Zoning Amendments – May 2015 – July 2016 – 20 meetings

Who provided additional input for Year 1 Implementation?

- June 2014 – Board of Zoning Appeals
- July 2014 – Code Enforcement Officer
- October 2014 – Town Boards and Committees
- November 2014 – Real Estate Community
- Feb 2015 – Public Forum at Elementary School (*a yellow postcard was mailed to each household*)

How did CDC and LPAC handle the Public Feedback and Responses?

Year I Comprehensive Plan Implementation
 Feedback & Responses on Draft Concepts
 Prepared by
 Community Development Committee &
 Long-Range Planning Advisory Committee
 April 1, 2015

The following list categorizes the comments heard at a public meeting on February 26, 2015 and those received by email. (The meeting was part of a process of public input regarding future land use policy for the purpose of implementing the Comprehensive Plan.) CDC and LPAC have reviewed the comments and their responses are below. Final recommendations will be brought before the Town Council for their approval. Public input continues to be received and reviewed throughout the process.

	Comment	Response
General		
1	"Is the State's mandate just to identify or identify, create and designate growth and rural boundaries?"	The terms 'growth' and 'rural' are established in 30-A MRSA §4326. In it, the State calls for municipalities to identify and designate growth and rural boundaries. In addition, the State says that towns within growth areas shall set, among other things, development standards. Within rural areas, each municipality is required to adopt land use policies discouraging incompatible development.
2	"The concept of rural versus growth is confusing." "Consider a change in terminology for growth and rural areas."	Since these are official terms used by the State of Maine that have been incorporated throughout the 2013 Comprehensive Plan, a change in terminology is not recommended. For additional information on growth and rural areas, see PDF pages 10 and 11 and 24 through 28 of the Comprehensive Plan.
3	"You are creating 2nd and 1st class zones."	The vision for Falmouth is explained on PDF pages 8 and 9 of the Comprehensive Plan. For additional information...

What problems did the Year 1 Implementation work try to address?

- Comprehensive Plan Policy: A “significant majority” of new growth should be in Growth Area
 - Use Town’s fiscal resources efficiently and minimize real estate tax inflation
 - Most of Town facilities and infrastructure is in Growth Area
 - Growth should occur where density and services are already present
 - Protect rural character

What did Year 1 implementation work NOT address?

- **School Capacity**

Education was not part of Comprehensive Plan. Enrollment trends and facility issues are managed by School Department and School Board.

- **Fiscal Impact**

Impact fee proposals in 2000 and 2003 were not accepted. The Comprehensive Plan suggests to increase the share of property taxes paid by non-residential uses.

What were the Growth Area goals?

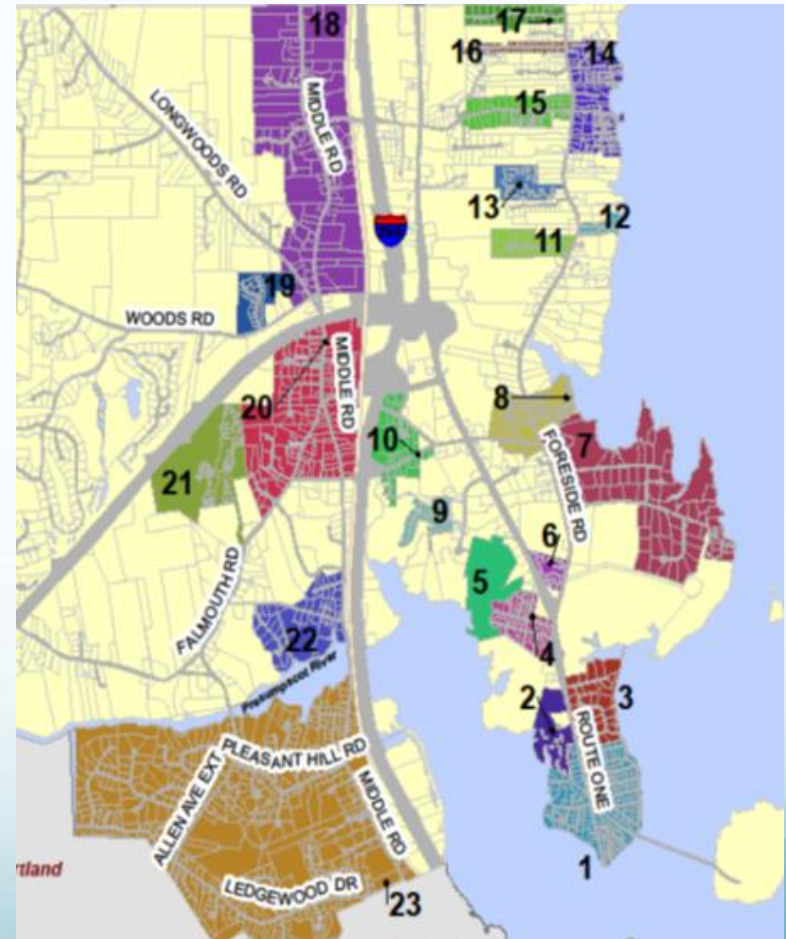
- Enable people to age in place
- Reflect historical growth patterns in density and setback requirements
- Enable walkable community
- Reduce unnecessary approval processes

What were the Growth Area concept recommendations?

- Change Town rules to allow for improvements or expansions of existing homes and infill development
- Enable more accessory dwelling units
- Make compatible multi-family housing more feasible
- Rezone Farm and Forest District areas that were placed in Growth Area

What are the levels of non-conformity of existing neighborhoods in the Growth Area?

- LPAC studied sample neighborhoods in RA and RB districts
- Levels of Non-conformity:
 - Lot size 79-94%
 - Lot width 52-74%
 - Lot coverage 39-97%
 - Setbacks 86-100%
- Goal: Reduce level of non-conformity to 25%



How was the minimum lot size of 10,000 sf in Residential A (RA) District arrived at?

VARIOUS MINIMUM LOTSIZES

		% Non-Conforming Lots (square feet)								
Neighborhood		42,000	40,000	30,000	20,000 (prior min. lot size)	12,500	10,000	7,500	5,000	4,500
1	The Flats				85%	67%	45%	27%	3%	
2	Foreside Common (Condos)									
3	Carroll Street	25%	16%	3%						
4	Providence Avenue				79%	53%	31%	13%	4%	
6	Colonial Village (Condos)									
8	Depot Road/Edgewater Street				71%	26%	21%	15%	6%	
10	Depot Road/Lunt Road			67%	15%	3%	3%	0%		
11	Preservation Drive	25%	25%	0%						
12	Modokawando Road				90%	65%	60%	25%	10%	
13	Applegate (Condos)									
14	Town Landing/Amerescoggin Road				82%	67%	60%	47%	30%	24%
15	Johnson Road				47%	25%	15%	3%	0%	
16	Underwood Road				94%	79%	64%	21%	6%	
17	Hedgerow Drive	58%	50%	21%	0%	0%				
23	Pleasant Hill/Ledgewood Drive			42%	21%	11%	4%	3%	2%	
TOTAL R-A OVERALL					42%	29%	23%	16%	10%	10%

Are there limits in place on growth?

- The zoning ordinance includes annual **Town-wide Growth Caps** for certain types of housing.
- The Rural Area has its own **Rural Growth Cap**.
- *Exemptions exist for elderly housing, affordable housing, and housing in Route 1 area.*

How fast has Falmouth been growing?

Rate of Residential Growth 2016-2018

		2016	2017	2018 (to date)
Town-wide Growth Cap	Annual Cap			
• Single family, Two Family, Manufactured	65	48	43	47
• Multi-family	24	0	1	0
• Accessory dwelling units	20	7	8	10
Rural Growth Cap				
• Single family, Two Family, Manufactured	26	21	12	13
• Accessory dwelling units	8	1	6	8

Which housing projects were exempt from the Growth Cap?

- Plummer Senior Housing: 34 units
- Falmouth House Expansion: 10 units
- OceanView Cottages: 26 units
- Blackstone (Avesta): 19 units

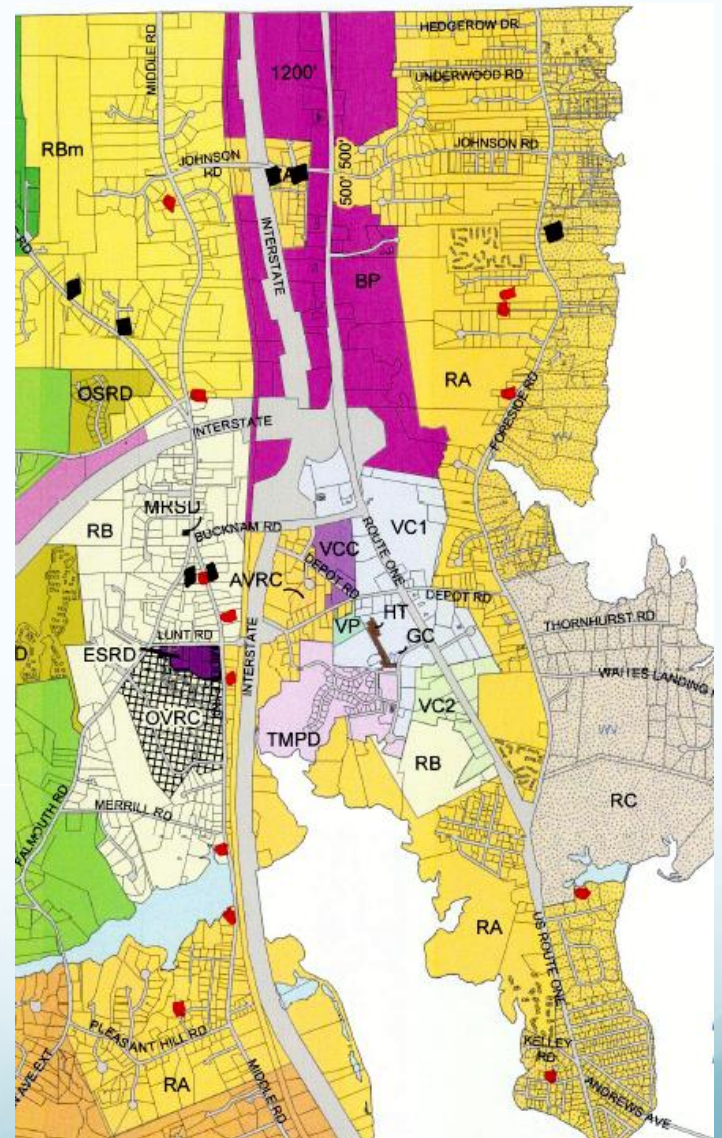
What has the total growth in town been?

		2016	2017	2018 (to date)
NEW UNITS IN RURAL AREA		22	18	21
	Share of total	22%	22%	30%
NEW UNITS IN GROWTH AREA		78	64	50
	Share of total	78%	78%	70%
TOTAL BUILDING PERMITS FOR NEW UNITS		100	82	71

What development has occurred since July 2016, when zoning amendments were made?

- Total: 224 new units (through October 2, 2018)
- New units enabled by July 2016 zoning: 32 units (14%)
 - RA: 15 units (10 projects)
 - RB: 13 units
 - RD: 4 units
- Council: Focus first on RA district

Where are these new units located ?



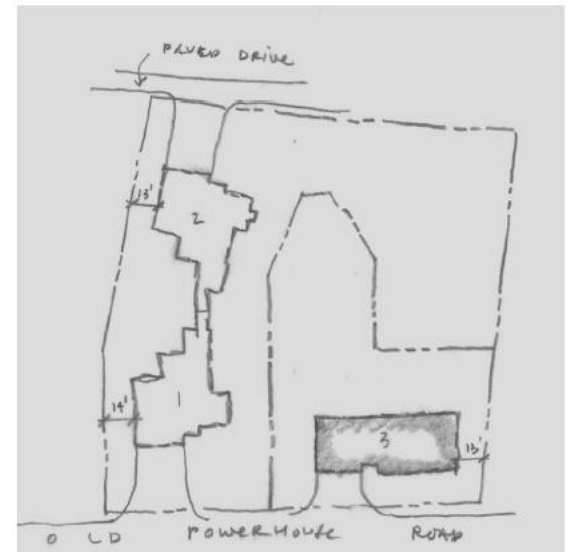
What does each RA project consist of?

U16-080-D: 10 and 12 Old Powerhouse Road

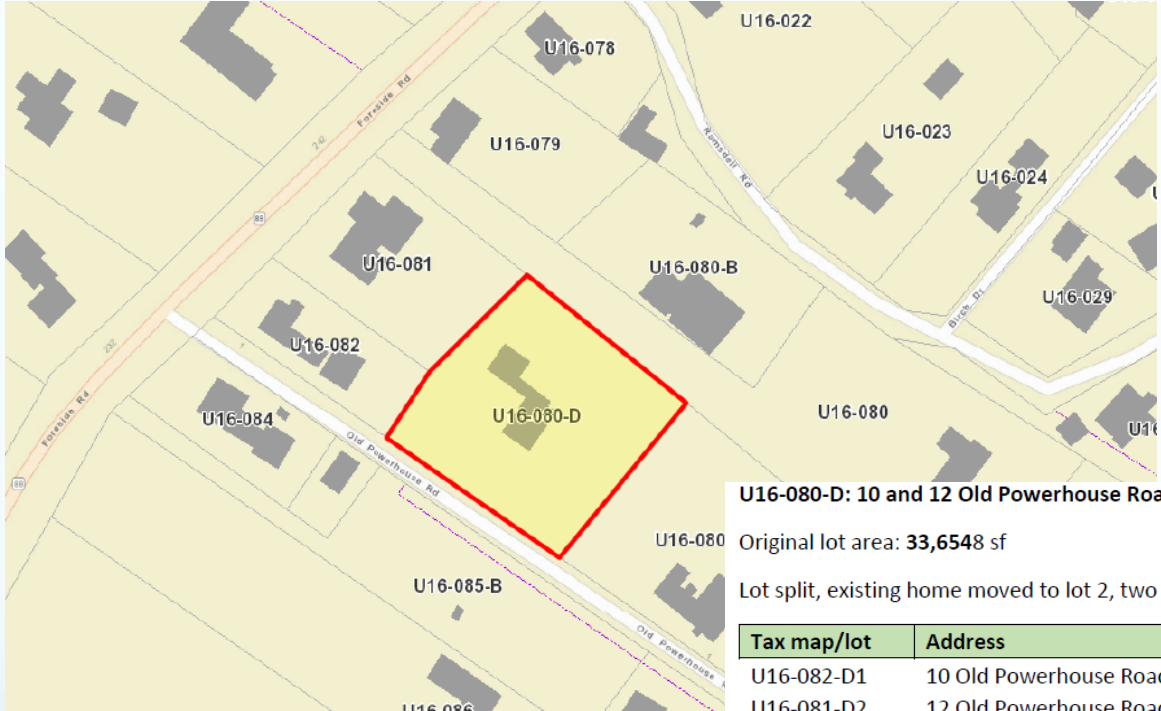
Before



After



How does each RA project relate to the neighborhood?



U16-080-D: 10 and 12 Old Powerhouse Road

Original lot area: **33,6548 sf**

Lot split, existing home moved to lot 2, two family on lot 1 – total 3 units

Tax map/lot	Address	Use	Lot area
U16-082-D1	10 Old Powerhouse Road	Two family	22,947
U16-081-D2	12 Old Powerhouse Road	Single family	10,707

Tax map/lot	Address	Use	Lot area
U16-079	245 Foreside Road	Single family	19,602
U16-080	243 Foreside Road	Single family	73,616
U16-080-A	20 Old Powerhouse Road	Single family	30,492
U16-080-B	247 Foreside Road	Single family	25,700
U16-080-C	241 Foreside Road	Single family	33,977
U16-081	239 Foreside Road	Single family	21,344
U16-082	237 Foreside Road	Single family	13,939
U16-084	235 Foreside Road	Single family	130,701
U16-084-A	11 Old Powerhouse Road	Single family	3,920
Average			39,255

What has LPAC heard so far?

CONCERNS:

- Impact on Neighborhood Character
- Too much density
- Traffic impact
- School impact
- Impact on Open Space
- Affordable housing
- Tax impact

POSITIVES:

- Received extra value from existing land
- Allowed home to build for family

What else is LPAC considering?

- Lot area variations between neighborhoods
- Setbacks to property lines and between buildings
- Building height
- Home design review regulations

What reviews are outside LPAC's reach?

- Traffic: This is affected by Falmouth residents as well as commuters and visitors from other towns. What do the ongoing traffic studies tell us about Falmouth's road system and how well are we keeping up with managing traffic?
- School enrollment: What is the School Board's assessment of current and projected enrollment? Are they from families in new home, new families in existing homes, or from existing families that are growing?

What are LPAC's next steps?

- Continue to receive and evaluate public comments
- Conduct site visits
- Analyze development data
- Consider zoning options
- Prepare preliminary recommendations
- Conduct 2nd public forum
- Finalize recommendations

When does LPAC expect to conclude this assignment?

- Late winter/early spring 2019
- The schedule depends, in part, on specific Council input and direction on what it wants LPAC to address

Where can I find more information on this project?

- Go to www.falmouthme.org
- Type in “Growth Density” in Search box
- Click on top link that comes up

Who do I contact if I have any questions or comments?

Direct your questions and comments to:

- Theo Holtwijk, Director of Long Range Planning
- tholtwijk@falmouthme.org
- 699-5340

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Thank you!