

Town of Falmouth
Long Range Planning

**Growth, Density & Development
Draft RA Recommendations**

Public Forum #2
March 28, 2019

Welcome

- Join a circle
- Please sit with people you don't know
- Write FIRST name in large print on name tag



Overall Purpose of Forum

- 1) Help us work together and find solutions together.
- 2) Enable everyone here to give voice to their ideas and concerns in a transparent and equal way.
- 3) Create a shared understanding of how land use policy is developed.
- 4) Provide an opportunity to move toward greater trust, respect, and collaboration.

Introductions

In small groups:

- Name
- Where you live
- How long lived in Falmouth

Staff:

- Name
- Role
- Tenure



Forum Flow

- Welcome, Introductions, Overview
- LPAC Presentation
- Small Group Work: Respond to Questions
- Reports from Small Groups
 - ~ Break (10') ~
- Dialogue with Council (fishbowl)
- Feedback and Adjourn

Long-Range Planning Advisory Committee (LPAC)

- LPAC = unelected, **volunteer committee** appointed by the Town Council
- LPAC makes **recommendations** to the Council
- Only the Council can **implement** recommendations
- Council is free to **change** the recommendations

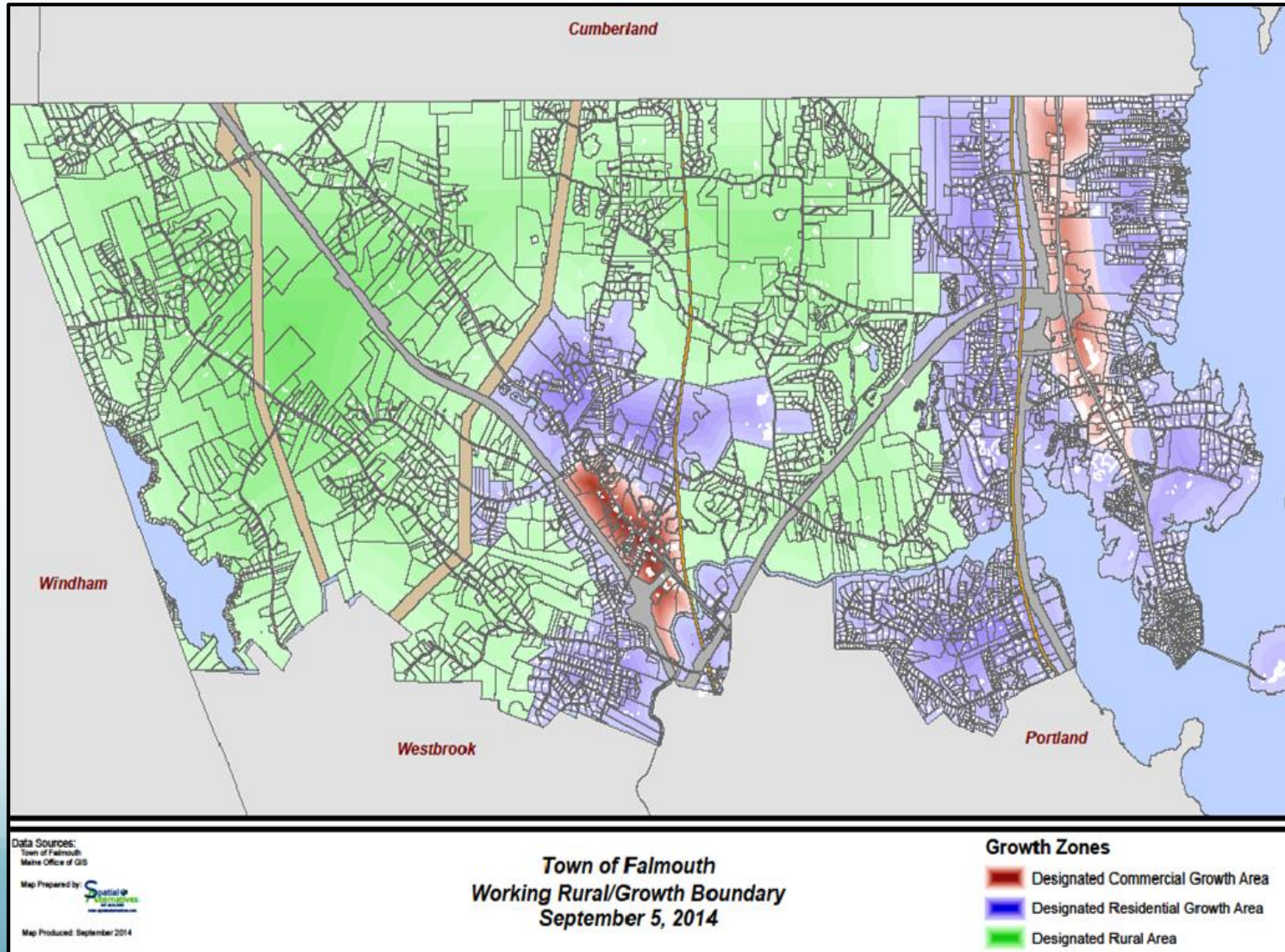
Upcoming Questions for Small Group Task

1. What questions for clarification (if any) do you have about what you just heard?
2. What did you like about what you heard - RA proposal specifically?
3. What did you not like about what you heard - RA proposal specifically?
4. What other ideas, suggestions, requests do you have on the proposed RA zone recommendations and/or other matters regarding growth and density in other zones; or topics related to growth and density (schools, taxes, traffic, etc.)?

2013 Comprehensive Plan Included:

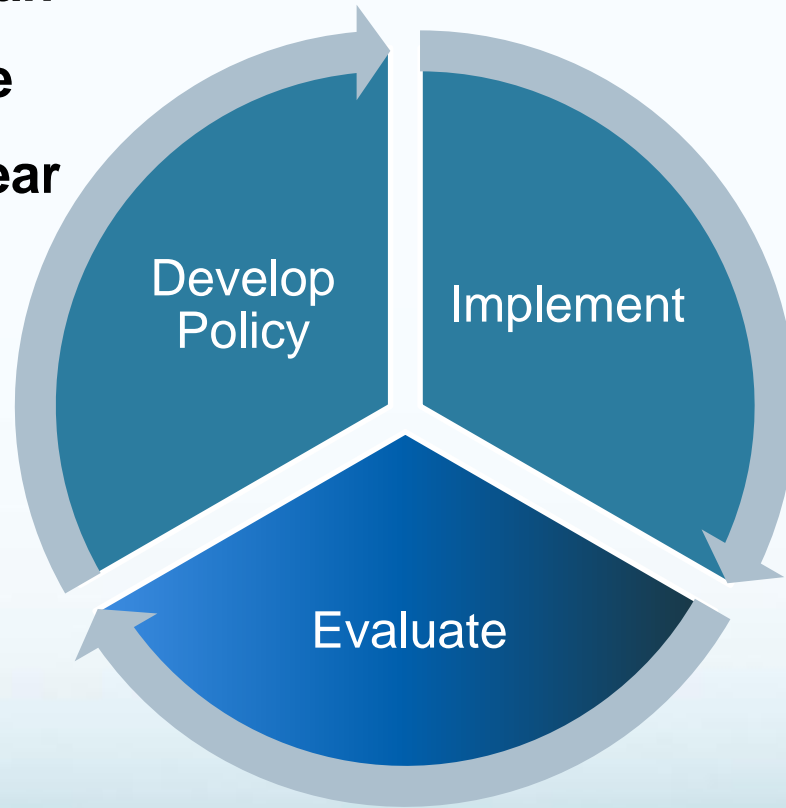
- Diverse residential opportunities
 - Housing near public infrastructure
 - Age-in-place housing
 - Preservation of rural character
 - Development that fits neighborhoods
- “Increase the share of growth to a significant majority of new development to ‘growth areas’ ”

Growth-Rural map



Cycle of Town Policy Implementation

Comprehensive Plan
(= Key policy guide
for the Town) 10 year
+/- cycle



**Land Use
Ordinance
Amendments
(such as July
2016
amendments)**

**Review of Land Use Ordinances
(such as RA district)**

2014 – 2018 Zoning Work

- **2014:** Council requests CDC and LPAC to make recommendations to implement Comprehensive Plan
- **2014-2015:** LPAC made concept recommendations recommendations designed to *manage* the growth
- **2015-2016:** CDC developed zoning amendment package
- **2017:** Council sets moratorium
- **2018:** Council adopts ordinance amendment
- **2018-2019:** LPAC/Council evaluation of zoning amendments

What have we heard so far on growth and the new zoning?

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

ALSO HEARD:

- Misinformation
- Misconceptions

Impacts on Schools and Taxes

- Zoning changes do not necessarily correlate with impacts on schools. Zoning affects new development. School population growth is also based on new families moving to Falmouth into existing developments.
- The purpose for creating growth and rural areas is to minimize development impacts: less infrastructure to maintain requiring less taxes, more walkable community, more open space.

July 2018: Council request to LPAC

- **Review** current ordinance regarding residential zoning.
- **Review** residential rates of growth.
- **Review** whether the Comprehensive Plan vision is still applicable.
- **Analyze** units developed under 2016 zoning.

Fall 2018: Council updated request to LPAC

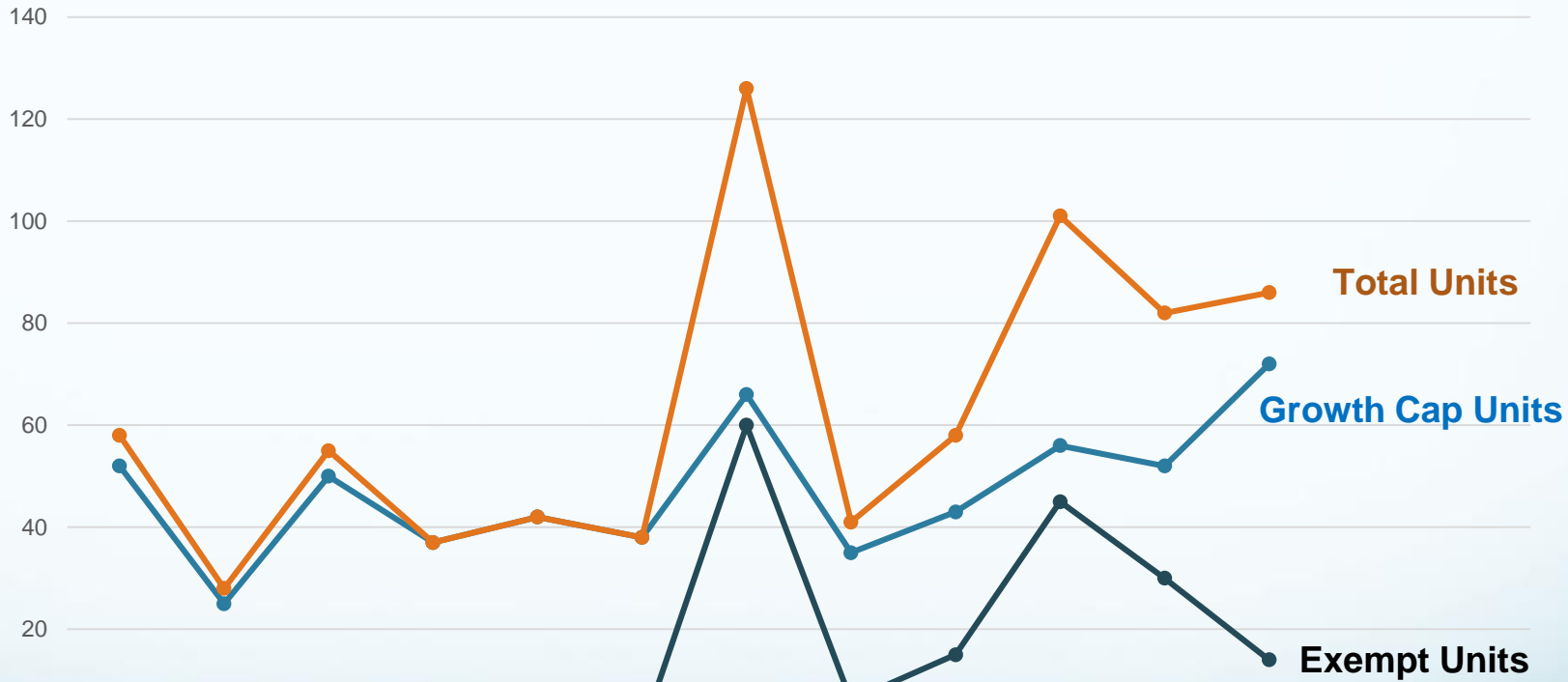
1. **Address RA first** due to sense of urgency expressed by public
2. Then, **review** other zoning districts

LPAC work:

1. **Analyzed** recent residential growth
2. **Focused** on:
 - neighborhood character impact
 - density issues

What has the growth in last 12 years been?

New Residential Units



| | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|----------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| —●— Growth Cap Units | 52 | 25 | 50 | 37 | 42 | 38 | 66 | 35 | 43 | 56 | 52 | 72 |
| —●— Exempt Units | 6 | 3 | 5 | 0 | 0 | 0 | 60 | 6 | 15 | 45 | 30 | 14 |
| —●— Total Units | 58 | 28 | 55 | 37 | 42 | 38 | 126 | 41 | 58 | 101 | 82 | 86 |

—●— Growth Cap Units —●— Exempt Units —●— Total Units

What has the growth in last 3 years been?

Rate of Residential Growth 2016-2018

| | | 2016 | 2017 | 2018 |
|---|-------------------|------|------|----------|
| Town-wide Growth Cap | Annual Cap | | | |
| • Single family, Two Family, Manufactured | 65 | 48 | 43 | 62 |
| • Multi-family | 24 | 0 | 1 | 0 |
| • Accessory dwelling units | 20 | 7 | 8 | 10 |
| Rural Growth Cap | | | | |
| • Single family, Two Family, Manufactured | 26 | 21 | 12 | 20 |
| • Accessory dwelling units | 8 | 1 | 6 | 8 |

38 SF, 24 TF

Some other housing is exempt from the Growth Cap:

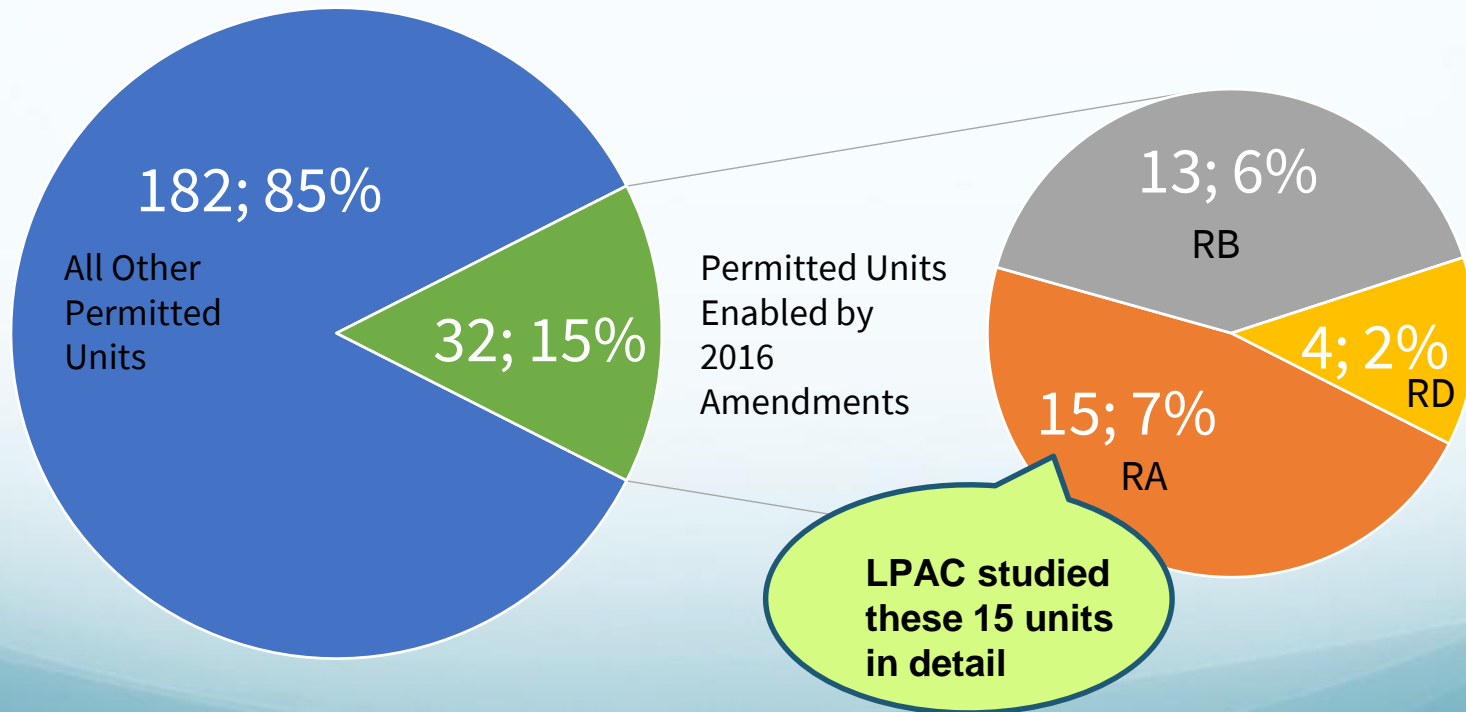
- Exempt units are **intentional Town policy** regarding senior housing, affordable housing, and housing in Route 1 area
- Exempt units in 2016 - 2018:
 - Plummer Senior Housing: 34 units
 - Falmouth House Expansion: 10 units
 - OceanView Cottages: 26 units
 - Blackstone (Avesta): 19 units
- Typical benefits of these exempt units:
 - No impact on schools
 - Tax revenue
 - Fewer/less frequent drivers

LPAC conclusions on overall growth

1. Growth of single family dwellings has remained relatively consistent
2. Recent growth can be attributed to:
 - New units at OceanView – Its expansion has been well received in the community.
 - New accessory units – these are small “mother-in-law” units adjacent to existing development. No complaints have been heard about these units.
 - New two-family dwellings – these previously required a 2-acre minimum lot size. Some have been built on small lots, leading to density concerns.

32 new units (15% of total new) were enabled by 2016 zoning: some done well, a few controversial

Units Permitted from July 2016 - October 2018



LPAC looked at 3 zoning options

1. Rolling back dimensional RA zoning changes to pre-2016
2. Creating multiple zones for RA
3. Leaving a single RA zone, but with dimensional changes

Option 1: Roll back to pre-2016

- LPAC found this to be inconsistent with the goals of 2013 Comprehensive Plan

Option 2: Create multiple RA zones

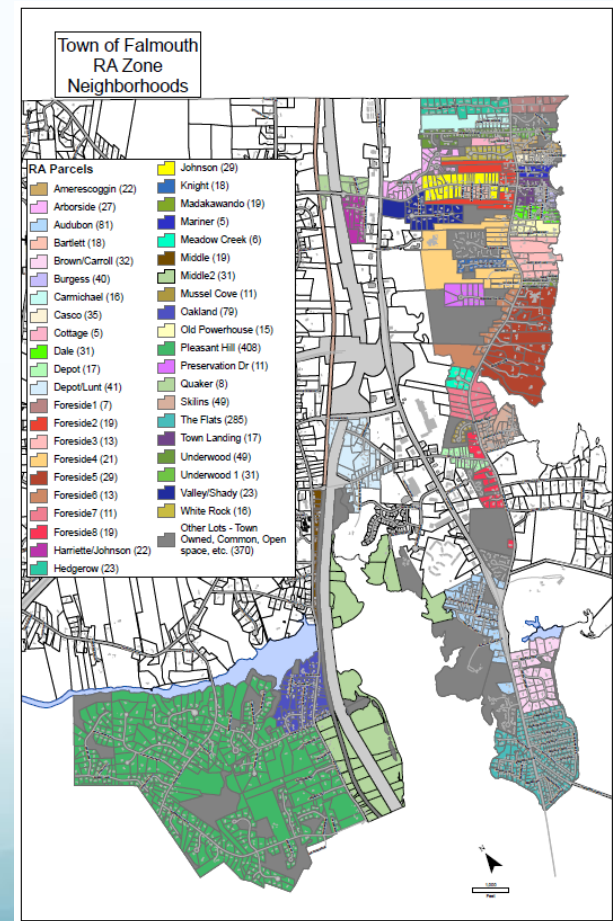
- LPAC explored it, but found this too complex an issue to deal with within time limits given:

Single Zone

- **Pros:** simplicity, consistent with historic and current RA approach, uniformity
- **Cons:** compromise to the variety of lot sizes in the zone, less conformity

Multiple Zones

- **Pros:** better aligned to neighborhood character, more conformity
- **Cons:** more complex



Option 3: Single RA zone with changes - 2/28 LPAC proposal

- Proposed changes include:
 1. Increased minimum lot sizes
 2. Increased frontage requirements
 3. Increased setbacks
 4. Increased net residential area per unit
- Anticipated impact: This will sharply reduce the number of building permits issued to properties that could only have been taken out with the July 2016 amendments

LPAC 2/28 draft proposal

| Draft: February 28, 2019 | Pre-July 2016 RA Zoning | Current RA Zoning (adopted March 2018) | LPAC 2/28/2019 Possible new RA Zoning |
|--|-------------------------|--|---------------------------------------|
| Permitted Uses | | | |
| Single Family | Y | Y | Y |
| Two Family | C | Y | Y |
| Multi Family | C | Y | Y |
| Minimum lot size - single family SF | 20,000 sf | 10,000 sf | 15,000 sf |
| Minimum lot size - two family TF | 2 acres | 10,000 sf | 40,000 sf |
| Minimum lot size - multi family MF | 2 acres | 15,000 sf | 60,000 sf |
| Minimum lot width - SF | 125 ft | 50 ft | 110 ft |
| Minimum lot width - TF | 200 ft | 50 ft | 150 ft |
| Minimum lot width - MF | 200 ft | 100 ft | 200 ft |
| Maximum lot coverage | 20% | 20% | 20% |
| Maximum Residential Density -SF - For Planning Board Projects | 20,000 sf | 10,000 sf | 15,000 sf |
| Maximum Residential Density -TF - For Planning Board Projects | 15,000 sf | 10,000 sf | 10,000 sf |
| Maximum Residential Density -MF - For Planning Board Projects | 15,000 sf | 10,000 sf | 10,000 sf |

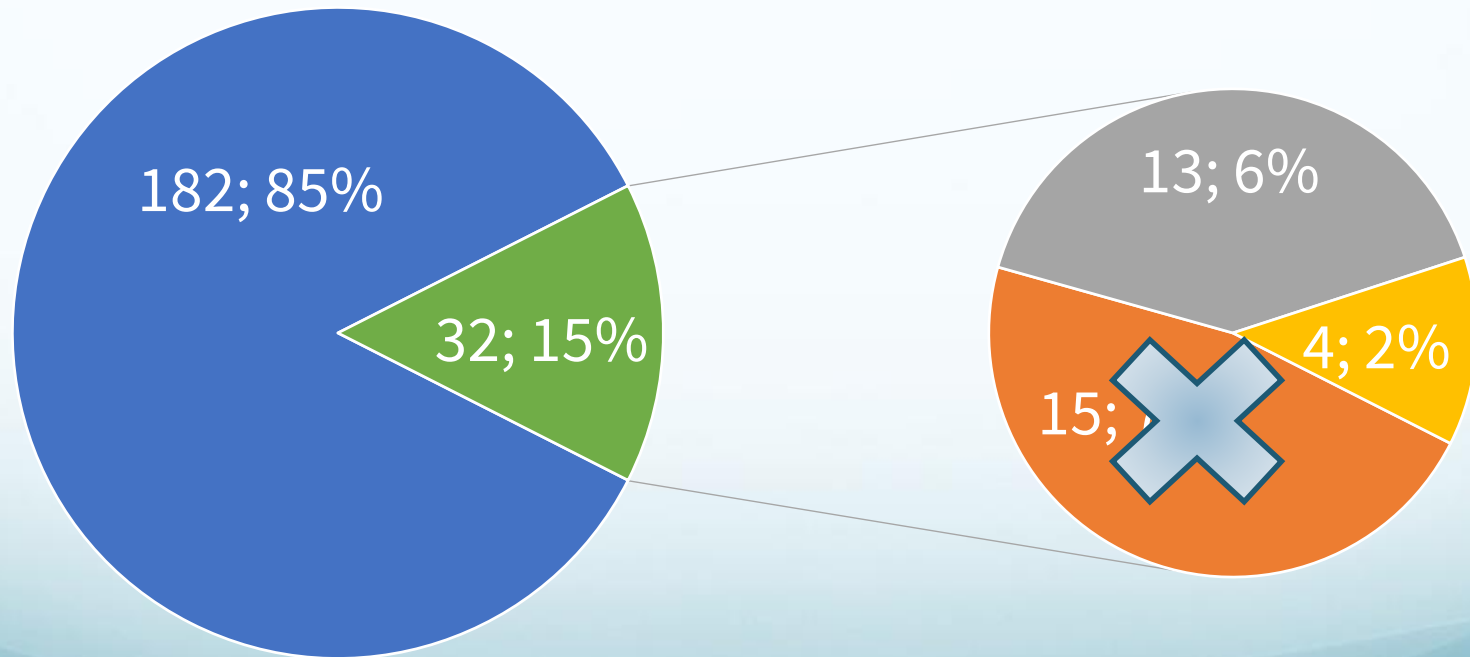
LPAC 2/28 draft proposal

| Draft: February 19, 2019 | Pre-July 2016 RA Zoning | Current RA Zoning (adopted March 2018) | LPAC 2/28/2019 Possible new RA Zoning |
|---|-------------------------|--|---------------------------------------|
| Minimum Front Setback - SF | 25 ft | 10 ft | 10 ft |
| Minimum Side Setback - SF | 20 ft | 10 ft | 20 ft |
| Minimum Rear Setback - SF | 40 ft | 30 ft | 30 ft |
| Minimum Front Setback - TF | 50 ft | 10 ft | 20 ft |
| Minimum Side Setback - TF | 50 ft | 10 ft | 35 ft |
| Minimum Rear Setback - TF | 50 ft | 30 ft | 40 ft |
| Minimum Front Setback - MF | 50 ft | 10 ft | 50 ft |
| Minimum Side Setback - MF | 50 ft | 10 ft | 50 ft |
| Minimum Rear Setback - MF | 50 ft | 30 ft | 50 ft |
| Minimum Net Residential Area per Dwelling Unit per Lot | 15,000 sf | 5,000 sf | 10,000 sf |

“Test” of 2/28 RA proposal –

None of the “enabled” units could be built as designed

Units Permitted from July 2016 - October 2018



What are the next steps and anticipated dates?

April 2 - LPAC to evaluate public comments and finalize RA recommendations for Council

April 8 - LPAC to present RA recommendations to Council

TBD- Council public hearing

TBD- Planning Board public hearing

TBD- Council vote

April 2019

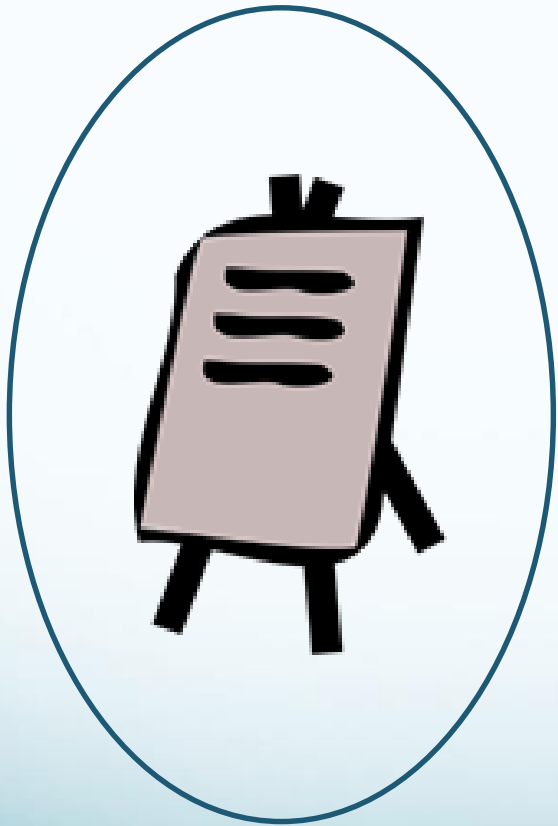
TBD

Thank you!

Let's consider the different lenses we all see through...



Ground Rules



All ideas are valid

All output written on flip chart

Differences are acknowledged – not worked

Actively listen to each other, respectfully

Be crisp – say what's core

Observe time frames

Leadership Roles

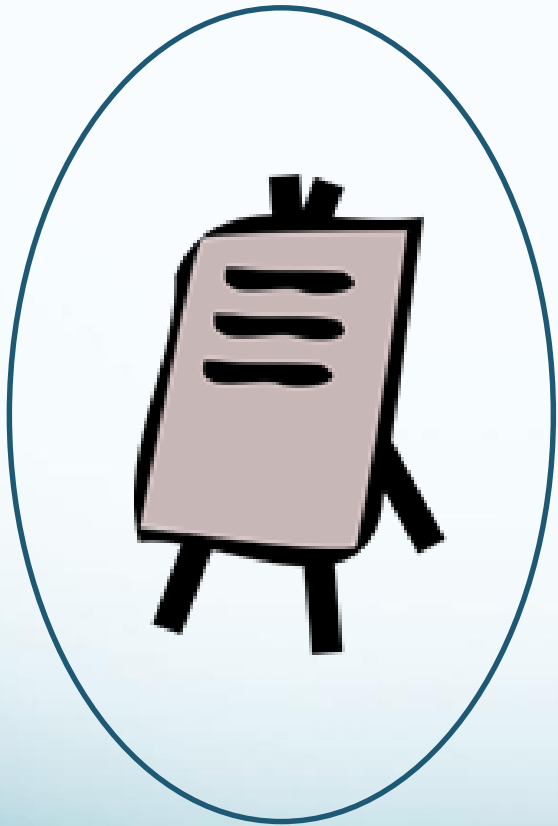
Group Facilitator:

- Ensures task clarity
- Ensures that each person who wants to speak is heard within time available.
- Keeps group focused on the topic
- Supports participants to follow the ground rules

Recorder/Reporter:

- Writes (legibly) group's output on flip charts, using speaker's words.
- Asks people to restate long ideas briefly.
- Labels all flip charts with page number so they stay in sequence.
- Delivers report to large group in time allotted.
- Ensures all flip charts are labeled, numbered, collected and given to staff after report.

Task



Decide leadership roles

Round-robin input

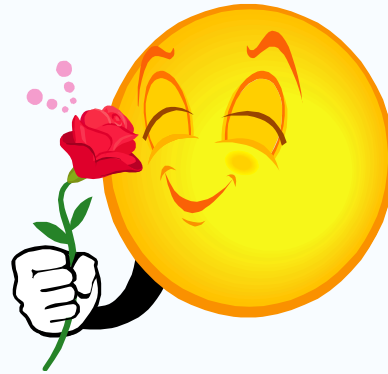
Record FC

Prepare (2) min. report out

All charts collected after reports

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Enjoy Break

Between stimulus and response there is a space. In that space is our power to choose our response. In our response lies our growth and our freedom.

~ Viktor Frankl



Fishbowl Dialogue: Ground Rules

- All councilors + (6) participants
- Observers, listen silently
- (1) Open chair
- Rotate: when feel finished, leave
- Actively listen

Thank you!



Flip charts & markers

- What worked well?
- How would you improve?



If your comment is already written