

## Goals of the zoning amendments, moratorium, and additional zoning amendment

July 2016 zoning amendments' goals were to:

1. Maintain the rural character
2. Limit residential growth in rural areas
3. Offer opportunities for compatible growth in the growth areas
4. Provide opportunities for a range of housing types
5. Increase conformity of existing housing in the growth areas
6. Direct growth away from rural area toward the growth area, where there is more infrastructure and services

November 2017 moratorium goals were to:

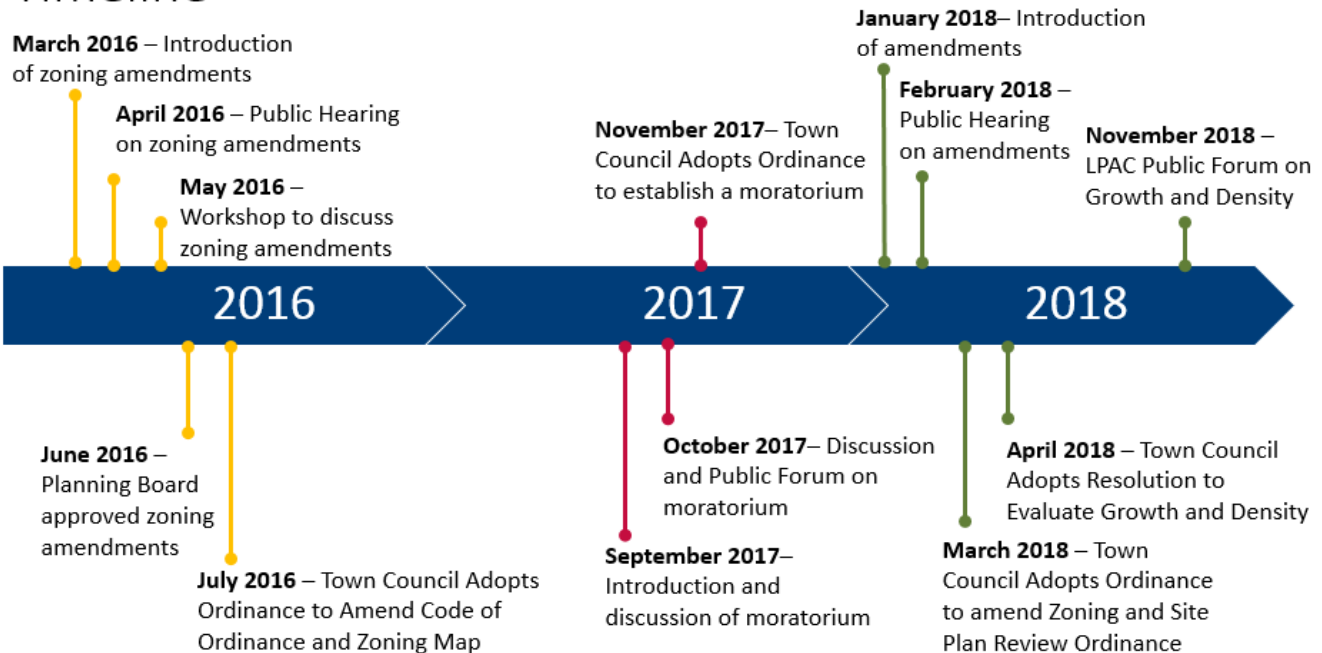
1. Temporarily prohibit development of two-family and multi-family development in the Growth Area residential districts
2. Include retroactivity to apply to development projects approved since July 2016 or in review
3. Provide time to develop policy solutions in form of amendments to ordinances
4. Provide a proscribed timeframe for moratorium to apply

March 2018 zoning amendments' goals were to:

1. Equalize maximum residential density requirements for all development types
2. Extend the RCZO overlay district to apply to two- and multi- family developments in addition to single-family homes
3. Increase the set-aside of land for open space in RCZO projects from 30% to 50%.

## Timeline of Events

### Timeline



## Summary of Comments

Town Council Comments	Public Comments
<b>Pre zoning amendments</b>	
Emphasis on growth	Requiring Class B boundary surveys
How to pace growth	Impact on property values
How to balance growth and character	Impact on seniors' ability to age in place
Whether to have changes in one package or over multiple segments	Lower barriers for accessory dwelling units
Whether any changes to Resource Conservation Overlay District (RCZOD)	Open space preservation
Growth cap changes	Impact on sewer or water connections
Growth cap exemptions	Infrastructure impact
Impact to affordable housing	Clarity for developers
Lot creation compared to building permit process	Supports
Future proposed changes to recreation space	
Rationale for growth cap	
Follows comprehensive plan	
New opportunities	
Town Council Comments	Public Comments
<b>Post adoption of zoning amendments, and pre-moratorium</b>	
Proportion and number of two-family dwellings not anticipated/not intended	Fairness of retroactivity
How relates to historical development	Impact on developers
Relatively all density has increased	How far back review would be
Whether to do a moratorium	Environmental impacts
What date to place on a moratorium	Traffic impacts
Impact of changing message on doing business in town	Public service impacts
How to respond to policy questions	Historical home value
Timeline to make policy decision	Property value impacts
Impact on development that is environmental friendly and more affordable	Impact on Tuscan Way development
Addressing the issue will take some time	Impact on schools
Important issue for the public	What precedent set if go retroactive
Did not support staff working on moratorium language	Impact to business community
RCZOD changes	Development design and approval process
Whether to make changes retroactive	Public health impacts
Date to set for retroactivity	Impacts on residents compared to those from out-of-town
What Council did had an impact	Density impact on quality of life
Where density is located	Age-restriction in developments
What precedent set if go retroactive	No impact on schools
Message to developers	Development incorporate public feedback
Adoption of an ordinance compared to a moratorium	Impact of changing message on doing business in town
Options for an ordinance amendment	Noise impacts
Goal of Council's action	Character of neighborhood
Impact on developers	Changes in conformance with comprehensive plan
What development projects would be impacted	Role of Planning Board
Impact of infill developments compared to subdivision development	Role of Council
Impact on contract zone applications	Message to developers
Ordinance goals	
Impact on infrastructure	
Options for a moratorium	
Mistake with regards to the duplex and multi-family buildings	
Mistake needs to be corrected	
Retroactive moratorium	
Next steps after moratorium	
Town Council Comments	Public Comments
<b>Post moratorium adoption, and pre-additional zoning amendments</b>	
Goals of new amendment	Firm maximum density requirements for all developments
Whether to split amendments into three separate amendments	Progress of Council
Impact on accessory dwelling unit	
Planning Board review process	
Impact on Highland Lake district	
How to engage Highland Lake Leadership Team	
Role of Planning Board	
Impact of setting aside land for open space	
Whether smaller developments should have a smaller open space set aside	
LPAC recommendations on open space set aside	
Impact of new Greening of Falmouth report	
Review of soil suitability	
Impact on a development subject to Planning Board review	
Impact on a single-lot development	