



Town of Falmouth
Community Development Committee
Draft Meeting Minutes – December 8, 2009
Town Hall, Large Conference Room

Council Members Present: Bonny Rodden, Chair, Teresa Pierce, Will Armitage

Staff Present: Amanda Stearns, Theo Holtwijk

Others Present: Peter Bramhall, David Drake, John Henson

The meeting was called to order around 3:00 P.M.

1. Minutes

Upon a motion by Will and second by Teresa, the draft minutes of October 27, 2009 were unanimously approved.

2. CDC Work Schedule Review

Staff prepared a draft calendar and status report on the four current CDC projects. The committee reviewed each of the projects.

Falmouth Shopping Center:

0 surveys were completed at the event and about 300 for the on-line survey. Survey results will be kept separate as the surveys are not quite identical and had a different audience. Besides overall results, three groups will be analyzed: business and business property owners, Route 88 residents, and all other residents. This is to see if there are any differences in opinion between these groups. A survey report is expected to be issued on 12/21. This puts the CDC in a position to discuss the report's findings on 1/5/2010.

Natural Resources:

The Council will hear a presentation on Natural Resources on 1/25/2010. This puts the CDC in a position to review the council feedback on 2/2/2010. Any additional meetings on this topic are TBD.

Route One Study:

Theo gave a quick recap and suggested that rather than have staff work on a variety of details of the plan, that the CDC should determine its vision for Route One (setback requirements, building height). The details could then flow from that. There was a discussion on the four options that staff had laid out in a previous memo. Option 1 (the current SB-1 rules) was not of interest to the CDC. Option 4 provided most flexibility. There was discussion on looking at existing examples on Route 1 (or elsewhere) to determine which sites work best, and take cues for the vision from that. The CDC will review the previously prepared materials and planned a vision discussion for its 1/19/2010 meeting.

Comprehensive Plan:

The CDC determined that the next step should be a discussion by the entire Council to set a project direction. This is scheduled for 1/11/2010. The CDC requested that Theo prepare a memo that reviewed the current plan and provided several options on how an update could be accomplished. There was some concern expressed if there was enough time for staff to accomplish this and if the CDC should review this memo first. Staff was confident that it was able to provide the council with a useful memo. The CDC agreed to discuss the council feedback at its 3/2/2010 meeting and invite LPAC+ to join it for that. This would have to be an evening meeting.

Route One Study:

The CDC then went back to the Route One Study. Amanda stated that there were three components for the CDC to provide a vision direction on: dimensional issues, how streets should be treated, and permitted uses. There was a request to also see how MDOT's plans for Bucknam Road may affect the vision. Staff agreed to provide the CDC with information about that. The CDC's vision ideas would be taken to the full Council at the February 2010 workshop for a sign-off. The CDC would then on March 16, 2010 determine what the next steps in preparing the details of a final proposal would be. One option would be for staff to draft the required details and bring those back to the CDC for review.

Comprehensive Plan:

The CDC then picked up the discussion on the Comprehensive Plan. Will expressed an interest in a structured plan along the lines of the SPO format. He felt that it might help the Council not be distracted on the implementation. Currently there many projects going on and there was sense that things were a bit "fractured." There was also a suggestion that Hugh Smith, longtime member and chair of LPAC/CPAC should be consulted to get his input on best next steps. Staff will contact Hugh.

Staff will update the CDC work calendar and will add pertinent Council dates to that.

Bonny asked if there was any public comment.

David Drake asked what "LPAC" stood for and what "LPAC+" meant. His sense was that on the Route One project that the Town was reinventing the wheel, and that there must be other good examples that could be followed. He did not want Route One not to look like the Maine Mall area.

Peter Bramhall commented that people should not forget that new commercial development could always be built just across the Town line in Cumberland. He said he had hoped that the Falmouth Shopping Center results were available for public review at this meeting. He mentioned that the zone split of the FSC property should be resolved as it was for the owner hard to work with.

3. Next meeting

The CDC's next meeting will be 1/5/2010 at 3:00 PM.

The committee adjourned around 4:25 p.m.

DRAFT