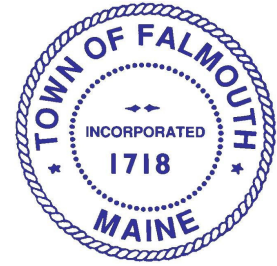


Town of Falmouth
Long-Range Planning Committee
Draft Minutes of Thursday, January 22, 2009



Members: Hugh Smith, Chair; Lissa Robinson; David Chase; Karen Farber; Jim Thibodeau

Council Liaison: Joe Wrobleski

Staff: Amanda Stearns

Consultant: Beth Della Valle, AICP

Members Absent: Hugh Coxe; Kurt Klebe

Item 1 Call to Order – 7:15

Item 1a - Select new Chair and Vice-Chair – postpone until next meeting, should have all here

Item 2 - Approval of Minutes from September 25, 2008, October 16, 2008 and November 13, 2008 – all approved as submitted, LR moved and KF seconded

Item 3 – Introduction – AS gave overview of process to date and the materials sent to the committee.

Item 4 – Ordinance Review

The Committee agreed to do through Section 5 of the Zoning from the beginning.

Section 5 of Zoning

B. 4 Development of Lots - existing lots?? Acreage deviated from original policy. Should this apply to duplex multiplex, or other development. Call residential structure?? Resolution of residential use.

B.2. add cumulative language on documenting fill.

5.1.1. BDV discussed list of resources.....those not regulated will be removed

D. Boundaries – 86 – 2. Floodplains defined by 100 year flood limitation

- E. Limited alterations – intended to be exempt – leave on own – keep with districts
 - 1. “... design of the project” too loose?? Existing set of conditions – ex. Series of vernal pools – directing development into travel path for certain species, does this tie the hands of the Board, will generally give applicant benefit of the doubt.

f. Temporary Alterations – remove

G & H – G - will look at placement. H move to WSS add exemption for E. Limited Alterations

5.1.6. Resource on Abutting Properties - staff to work on this

B. WSS – Dave concerned about stream definition. WSS definition. Concern over wetland associated with streams. Isolated wetlands might get treated more stringently. Does size matter?? Should there be a minimum threshold for stream or wetland.

Are setbacks measured across the stream?

Consultant Work – Nathan Poore addressed the committee and reviewed the budget and current contract with Normandeau Associates. It was determined that we are already above 100% of the contract at this time due to the extra meetings and that it was appropriate to have the contract suspended and the remainder of the ordinance drafting will be completed by staff. Normandeau and B. DellaValle will be asked to assist in the presentation of the ordinance and in asking questions regarding science and policy.