



Town of Falmouth  
Long-range Planning Advisory Committee  
Meeting Minutes – October 15, 2009 - 7:00 p.m.  
Large Conference Room

Members Present: Hugh Smith, Chair; Lissa Robinson; Kurt Klebe; Hugh Coxe; Jim Thibodeau (7:45)

Members Absent: Karen Farber, Dave Chase

Council Liaison: Bonny Rodden

Call to Order at 7:25

With a motion by Lissa Robinson and a second by Kurt Klebe, the minutes of September 10, 2009 were approved unanimously.

The committee moved on to review the packets materials.

- H. Smith went over the cover memo and asked the committee's preference in including the comparison of the proposed and current ordinances. It was explained that, due to the nature of the amendments and reorganization of a number of sections in the ordinance that a red-lined version would not be very informative. The committee agreed to include both the stand alone version of the recommendations and the comparison table.
- The committee reviewed the executive summary and made some minor modifications.
- The committee made some modifications to the deviations from the policies document.
- Minor changes were made to the stringencies list and an error corrected in the wetlands matrix.
- Jim Thibodeau raised a concern about the restrictive nature of the language under Section 4.8.5, Alteration of Resources. His concern is that the permitting authority cannot take into account other considerations of the site and other resources on the site when determining avoidance and minimization of natural resources. After some discussion the committee agrees that it was inferred by the language but were open to some language to clarify the inference. A. Stearns suggested that the language under 3.13 that gives discretion to the Planning Board in the final outcome of what areas of a site become part of the open space be modified for this section. The committee agreed to allow A. Stearns to draft such language.

All final versions of the document will be considered attachments to these minutes as a record of the changes.

Vote: Kurt Klebe moved to accept the report as amended tonight and recommend it be presented to CDC and the Town Council. Hugh Coxe seconded. 5-0 vote in the affirmative.

J. Thibodeau stated that he does not support any regulation that is greater than the state but believes that the document provides more benefit than harm and will support the recommendation of the committee as a whole.

Presentation Discussion - H. Smith asked the members to look at the PowerPoint format and content to provide feedback to A. Stearns in completing the document. The following conclusions were made.

- General format of the PowerPoint was fine.
- The history/background section will be modified to be focused on the action of LPAC and include some more specifics about the process and consultants.
- Principles slide was good
- Ordinance drafting objective will be added
- Major findings to include language from Background in Exec Summary
- Substantive recommendations will be detailed
- Slides will be added to provide talking points for the maps.
- Administrative recommendation will be generalized – It was agreed late in the meeting that the presentation should include a statement about the adoption of the administrative work whether or not the regulatory components are acceptable.

After much discussion, Hugh Smith and Kurt Klebe were named as the presenters. Hugh will present the introduction and history/background of the project and do the wrap up. Kurt will present the remainder. A. Stearns will be available to answer technical questions as called upon by Hugh. Other committee members also agreed to be called upon.

Meeting Schedule – the following dates and topics were discussed and will be confirmed as CDC meeting tomorrow.

LPAC Workshop – November 12<sup>th</sup>  
CDC Workshop – November 17<sup>th</sup>, evening meeting 7-9:00 p.m.  
Council hearing - December 14<sup>th</sup> possible

The Committee discussed the process moving beyond the public hearing. It was recognized that Hugh Smith and Lissa Robinson are termed out as of January 1, 2010. Hugh expressed that he will not be available beyond then. B. Rodden mentioned that there may be compromises discussed at the CDC level. Ultimately, the Council will hold the first hearing and decide how to move forward.

The meeting adjourned at approximately 9:46 p.m.