



## Long Range Planning Advisory Committee (LPAC+)

**Thursday, April 8, 2010**  
**Minutes**

### Attendance

Name	Present	Name	Present	Name	Present
Rebecca Casey	x	David Chase	x	Hugh Coxe	x
Karen Farber		Kurt Klebe	x	Jim Thibodeau	
Steve Hendry	x	Sandra Lipsey	x	Julie Motherwell	x
Rachel Reed	x	Jim Vamvakias	x	Steve Walker	x

**Council Liaison:** Bonny Rodden

**Staff present:** Theo Holtwijk

**Others present:** Claudia King, Sam Rudman, Bud French

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### 1. Welcome and Introductions

Theo started the meeting at 7:00 PM. Committee members introduced themselves. Several members of the public were present who expressed interest in being on the committee, but who had not (yet) been appointed by the Council.

### 2. Review of Tonight's Agenda

As there was no chair elected yet, Theo reviewed the agenda and asked for any other suggestions for other agenda items. He suggested that committee members start to think if they wanted to be chair or not. Sandra suggested that the group discuss the expectations of all committee members regarding preparedness, i.e. what each person should have read.

Bonny explained the Council's expectations for the project.

It was asked what LPAC+ meant. It stands for the expanded committee that is charged with updating the Comprehensive Plan.

### 3. Discussion of Committee Logistics, Assignment and Update Approach

The committee discussed a possible meeting schedule. It was suggested that the committee may want to schedule two meetings each month in order to complete the assignment in a timely manner. An alternative thought was that if subcommittees were formed, the entire

committee could perhaps meet once per month. Breaking into subcommittees is a possibility as the current plan breaks into several different topic areas. Additional topics such as compact development, transfer of development rights (TDR), and Route 100 were also mentioned. The guidance from the Maine State Planning Office was referenced as well as the sustainability principles by GPCOG.

It was asked if a vision statement was needed for each topic. Theo stated that the current plan does have goal statements for each topic. These are in appendix 1A and 1B.

It was suggested that a lot of information, including surveys, from Comprehensive Plan 2000 could be used. It was suggested that a demographic update would be helpful. The results from the 2010 Census will not be in for some time. There may be some school data that would be useful. Theo has begun compiling the building data since 2000: residential as well as commercial growth. The committee was in agreement that it needed to have a sense how the community has changed in the past 10 years. Julie suggested that the group look back 20 years. Theo mentioned that it may not be a bad idea to look back 50 years in order to look ahead 50 years. The actions the group may be recommending would be actions to be executed in the next 10 years or so.

Becca commented on the need for the committee to focus on the gaps or negative spaces. Some topics may have been studied well, whereas other matters may have been left out. Kurt suggested that the principles of Smart Growth may be a good reference point for the committee. Claudia felt that a meeting to discuss what changes had occurred in recent times, subjectively, demographically, etc. might inform the committee.

Sandra suggested that the committee may want to quickly identify the 2 or 3 categories or topics that may require more time. Claudia felt a need to have contextual information first in order to do so.

Julie wondered what all committee members should have read as background information. Steve Walker commented on the change that he saw in that Falmouth is becoming less affordable for less affluent people. And that he felt a diverse socio-economic population was good thing for the town to have. Sam suggested that it would be good to know what our neighboring towns and GPCOG are doing. Becca mentioned that starting with a vision statement might help the committee answer the question what it need to achieve that and where to go look for the right information.

Rachel felt that it seemed like an insurmountable task. How would a topic such as affordable housing be dealt with, at what level of detail?

The committee wondered if it should recommend a plan that the Council would approve or that it should recommend what it wanted to recommend. It was acknowledged that the Council make-up changes regularly and that that may affect what gets approved or not.

David recommended that the group not get bogged down in too many details. He saw development as being market-driven, and that no one really knows what it will look like once the recession is past. He felt that the committee should not get hung up on details, but instead take a comprehensive look at performance standards, that it paint a broad brush. He

felt that the ordinances have changed a lot and wondered who kept up with those. He suggested that, for instance, the right approach for the Falmouth Shopping Center was to ask which tenants would be interested in that location and go from there.

Sam asked if the committee could have access to the former Comprehensive Plan Committee. Jim felt that may get the group ahead of itself.

Bud saw the Comprehensive Plan as a road map and guidance document, and he felt for instance on the affordable housing topic that other people should figure out where that should be located. Steve Walker mentioned that his work on the Charter Commission seemed overwhelming at first as well, but that in the end it was quite manageable.

Sandra wondered what the committee would ask the former Comp Plan Committee if it met with them or if a blank slate would be preferable. She thought that the wisdom of the process was important to help the committee determine where to spend more or less time. Hugh mentioned that some people see the comprehensive plan as a plan to plan. Becca felt that meeting with the former members was OK, but not to do it too soon. Kurt suggested that the planners in the room had experiences from other communities and that he was interested in those as well.

Bonny suggested that the committee select a chair. Before this was Hugh Smith, but he has served several terms and has stepped down. Jim asked the group to say a few words about their backgrounds. It was suggested that having also a vice chair was a good idea.

#### **4. Next Steps**

Sam suggested that each committee member read the current plan and flag noteworthy issues. Becca suggested that questions and comments should also be noted. Claudia felt she did not have enough context as to where the community is right now. Kurt suggested reading the two comp plan documents and doing a visioning exercise. Sandra felt that the appendices to the staff memo contained useful information.

Hugh asked about the requested 1-page council report. Bonny responded that the committee should not worry about that. There was some discussion about the need to stay in close touch with the Council, so it knows what the committee is doing and the committee knows what the Council is thinking and can take that into account. Just like the committee should take the opinions and feelings of the community as a whole into account. The public participation component has not been discussed yet.

The group discussed selecting a chair, but deferred a decision on this until the next meeting. Theo will prepare draft minutes and a recommended reading list for the committee.

#### **5. Next Meeting**

The committee agreed to meet again on April 22nd. Regular meeting dates will be the second and fourth Thursday of each month at 7 PM. The group adjourned around 9:10 PM.

Draft Meeting Notes by Theo Holtwijk, April 13, 2010