



# Long Range Planning Advisory Committee (LPAC+)

## Thursday, May 26, 2011 Minutes

**Attendance:**

Name	Present	Name	Present	Name	Present
Rebecca Casey	-	Bud French	√	Hugh Coxe	√
Paul Bergkamp	√	Kurt Klebe	-	Jim Thibodeau	-
Steve Hendry	√	Sandra Lipsey	-	Julie Motherwell	√
Rachel Reed	√	Sam Rudman	√	Steve Walker	√
Claudia King	√				

**Council Liaison:** -  
**Staff present:** Theo Holtwijk  
**Others present:** -

The meeting was called to order by Sam at 7:15 PM.

### 1. Survey Update

The current count of completed and in progress surveys is 326. The group was hoping for a greater return rate. With an impending election there is a lot going on. Some people reported that people confused the survey with the Question 1 campaign on the ballot. The group discussed other outreach efforts to undertake. It was suggested to do as many personal appeals as possible and have a presence at events, such as Farewell to the Schools on June 3<sup>rd</sup> and 4<sup>th</sup>. The Memorial Day Parade was also mentioned, but set aside because it was believed that this might not be an appropriate venue to in light of what the day commemorates. It was also suggested that filling out the survey by computer was cumbersome. There have been 200 paper copies printed. Some suggested that more should be printed, but Sam felt that the web-based aspect should be promoted more. It was also agreed to do door to door canvassing in neighborhoods where LPAC+ members lived. Shaw's was mentioned as another good location to be at. Julie had printed more posters as well as bookmarks that can be handed out as reminders. She distributed them to the group. The dump was also mentioned as a site to be present at. It was suggested that Sam write a letter to the editor of The Forecaster. Sam requested a copy of the Town committee list and offered to contact committee chairs.

## **2. Review of the Draft Minutes of 5-12-2011 meeting**

The draft minutes of 5-12-2011 meeting were approved as amended. See item 2. Replace “Steve Walker” with “Bud French.”

## **3. Land Use Discussion**

Hugh gave an overview of what happened to the Compact Development Study, which everyone had read before the meeting. Little was done with the 2005 study and 2007 follow-up. This was at a time of personnel change in the Planning Department and the Council put the project on hold. The project was ultimately supplanted by the vernal pool effort, which came about due to the significant vernal pool at the Ridgewood development. On a parallel track a new Open Space Plan was developed, which managed to avoid the controversy that came with the Compact Development Study. It was stated that the 2005 report concluded that compact development was feasible, and doable in areas with public water and sewer. The Town was split on the concept, and it was expected the Town would be split again in the current survey. Hugh stated that the sentiment was more favorable when compact development was combined with preservation of open space elsewhere through Transfer of Development Rights. The question was should LPAC+ go deeper into this issue.

Paul wondered what the current survey was going to say on that issue. Rachel thought that the available land for compact development was in West Falmouth and that people liked to have space around them there. Claudia stated that the study targeted Central and East Falmouth for compact development. Hugh confirmed that these developments needed to be close to sewer and water service. Rachel meant instead “cluster developments.”

Claudia noted that changes had occurred in Falmouth since 2005 and suggested that compact development could perhaps be discussed in another way. She felt that people now want to feel more connected. In response, Hugh cited the State Planning Office study “Why Households Move,” which identified specific segments of the house-buying market which is, or is not, interested in compact-type developments. Theo stated that the SPO study found that about 1/3 of the market may be interested in what SPO called the “Great American Neighborhood.” Julie requested that a link of that study be sent to the committee.

Paul stated that the survey would also give important demographic insights in this. Rachel stated that compact development may be more welcoming now as people have gotten all a bit older. She cited a book by Fishman called “Shock of the Gray,” which discusses the graying of the nation. Claudia felt that there may be other priorities which, indirectly, could lead to compact developments, such as roads and transportation issues. Hugh stated that the Woodville study focused on land use patterns and not on streets. He suggested that fiscal impacts and the disconnect between neighborhoods may be growing in importance to people. Theo stated that a dividing line in the community seems to be if something was “required” or “optional.” People may like connections between neighborhoods, but perhaps not if they were required. He suggested that, because requiring certain development patterns may be difficult, the group may want to see how those could instead be promoted through incentives or by using market forces. The group discussed other efforts where requirements had been proposed, but had not been adopted. A more pragmatic approach at this time may be appropriate. The group wondered what the community’s successes had

been, such as Highland Lake. The Comp Plan seems an opportunity to try to overcome the divisiveness that is in the community and have more successes.

The group agreed that the survey results will inform what it may wish to do with the compact development topic. The group understood that the Future Land Use section needs attention regardless of the survey outcomes.

#### **4. Next Meeting**

The group discussed what to do at the next meeting. One suggestion was to think more about the hot topics for the Public Forum, as well as to think of some low hanging fruit, i.e. parts of the plan that could be relatively easily accomplished. The other assignment would be to think about what the final product should look like. Paul wondered how the entire plan is supposed to come together. Theo will re-distribute the memo he had prepared with SPO requirements for the Comp Plan. He had also prepared a possible schedule for completion of the plan. One option is for the group to prepare its vision and ask the public at the Forum to react to that. Claudia was wondering how best to allow the public to contribute to the process. Sam suggested that the group think about the schedule for completion of the plan as that will inform what needs to be completed by what date. It was agreed that each member will bring a proposed schedule for completion of the Plan to the next meeting.

The conclusion was to have these three items on the next agenda:

1. Survey update
2. Discussion of final plan product
3. Discussion of schedule for completion of plan

The meeting was adjourned at 9:22 PM.

Draft minutes prepared by Theo Holtwijk, May 27, 2011