



# Long Range Planning Advisory Committee (LPAC+)

**Wednesday, April 12, 2012  
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 Rudman at 7:25 PM.

**1. Minutes**

The minutes of March 22, 2012 were discussed and several edits were made. Theo will send out revised draft minutes.

**2. Public Facilities and Services chapter**

Sam asked if green building practices would be included in the Public Facilities and Services chapter. Becca and Julie stated that they had not addressed that yet, but would do so. They expected that this idea will permeate throughout the chapter.

**3. Transportation Chapter**

The subcommittee that it was in agreement with the comments made by the Parks and Public Works Director and will incorporate those in the text.

Regarding the recommended actions, Steve asked what a traffic impact fee was and why it was recommended. Theo explained that new construction projects typically generate increased traffic. Sometimes that traffic requires an improvement, such as signalization of an intersection or road widening. The developer of that project is then required to make that improvement. An Impact Fee can help to spread out the cost of those infrastructure improvements over various developers whose projects may have also added traffic to that

same location instead of saddling the developer whose project triggers the traffic threshold limit with the entire improvement costs. He noted that this was used in some communities but was not being pushed by any staff member. It seems that the current system has worked OK.

Sandra felt that the chapter should be bolstered to include language that speaks to the need for the community to anticipate traffic rotary development in next ten years. This issue was mentioned on page 3. A recent consultant recommended a number of possible roundabout locations. The group agreed to revise to say that roundabout improvements should continue to be evaluated by the Town.

Regarding public transportation the group agreed to add language that recommends exploring partnerships with businesses and established groups to leverage funding for that purpose. Sandra noted that in ten years funding for school bus transportation may be quite different than today. Rachel commented that the Falmouth School Department typically acquires buses based on its needs, not what federal or state policies may provide funding for. The group agreed that the Town Council was the appropriate party for this and not Metro.

Sandra will work with Theo to edit the chapter and get it in final draft form.

#### **4. Population/Demographics chapter**

Sam wondered if the data showed that most of Falmouth's growth of the last decade is coming from in-migration.

Steve noted some discrepancy between the total population figures. Theo will check that and make sure there is consistency.

Sandra wondered if the decline in household size would have an impact on housing stock over the next ten years and if zoning amendments may be needed to address that. The group did think that there would be an impact on housing stock. Rachel pointed out suggestion #4 that addresses home sharing and accessory apartments. Becca wondered if this was solely a senior issue or also applied to younger age groups. Rachel felt that the decline in household size was due to the larger number of seniors living here, whose children are no longer part of the household. She noted that Falmouth is attracting families with kids. Others observed that declining household size was national trend.

Steve commented on suggestion #3 and wondered if reserving housing for 55+ people was legal. The group agreed to revise this to say that Falmouth should develop housing that was attractive for people 55+.

Sandra asked regarding the second bullet under "Issues," in what way Falmouth was becoming more homogeneous. The sense was that this was socio-economic. The group also edited the first bullet to be clearer.

Julie wondered if the plan should include the theme of making Falmouth a place where seniors can afford to live. She noted in recent years a strong division between young families

and older people in the community. Are people who can afford less being forced out of the community?

Rachel noted that in Falmouth there are fewer people in need than in other communities. Sandra said that that need has changed in the last five years. Julie stated that there has been growth in general assistance aid.

Sam asked if Falmouth was growing or if it was stagnant in total population. It was concluded that Falmouth is growing, but less fast than in the previous decade, but faster than its neighbors.

Sandra felt that the increase in seniors meant that diversity of the community had increased, not decreased. She felt that a different population mix in the community drives different needs and that different services will be needed in next ten years. What should Falmouth do about that?

Theo clarified that the State does not look for any policies or actions on this topic, but looks for awareness in the community of what its trends are. The group agreed that these trends have implications for many of the other topics. Sam suggested moving the homogeneous “issue” to the housing chapter.

Becca wanted to address the “big invisible void” that the community does not provide for the 20-somethings. She wondered if the group should care about that. Sam said that this was a statewide issue and wondered what a town like Falmouth can do about that. Becca stated that the influx of families with kids was logical as no 20-year old can afford to live here. Rachel noted the failed efforts regarding workforce housing. There was a general acknowledgement of the current situation.

Steve felt that the population chapter was an important one. He commented on the student population figures and was wondering if the Town should plan for the influx of more students. He felt that that section needed more explanation. Theo will check the data and Rachel said that she and Dan O’Shea had additional information.

It was agreed to move the housing suggestions to the housing chapter.

Rachel commented that existing resources in the schools could be used to help seniors. Students could help with spring or fall clean-up or trash removal. People seem to get inconsistent responses when asking about the possibility for that.

Sam felt that the group should recommend that the Town Council continue to assess the changing needs of the population and remain sensitive to them. It was noted that action #6 on page 5 speaks to that issue.

Julie felt that this was a good policy recommendation. She recommended that data sources be included in the chapter.

Regarding the third “Issues” bullet, Julie wondered if the issue of young families coming to Falmouth meant an assumption that schools needed to be expanded. Rachel responded that

the increased were more qualitative and that those were costly. Julie suggested deleting the reference to increased demand.

Rachel will take on the responsibility of editing this chapter to get it in a final draft form.

Sam suggested that the group recommend that the Town create a 65+ focus group to advise the Town Council of issues relevant to them. The group also noted that it was helpful to stay connected to an organization such as Southern Maine Area on Aging.

#### **5. Next meeting**

LPAC+ will meet again on April 24 at 7:00 PM.

Sam stated that the committee at that time will tackle the housing, historical/archaeological and cultural resources and marine resources chapters, as well as public outreach. Sandra stated that she was willing to take on the leadership on Public Outreach.

The meeting was adjourned at 9:12 PM.

Draft minutes prepared by Theo Holtwijk, April 13, 2012