



Long Range Planning Advisory Committee (LPAC+)

Thursday, April 26, 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: Karen Farber

The meeting was called to order by Sam Rudman at 7:04 PM. Karen introduced herself to the group.

1. Minutes

The minutes of March 22, 2012 were approved as revised. As there was no quorum on April 12th, no action was required on those notes.

2. Housing Chapter

The group started with a review of the recommended actions on pages 5-6. Claudia suggested moving the action on interconnectivity of developments to the land use chapter. The group agreed. The action on small-scale commercial developments will also be moved to the land use chapter.

Kurt stated that he felt the use of the terms “affordable housing” and “affordability of housing” was confusing. He was comfortable with “affordable housing” as that was a defined term, but he was less sure of the other term. Sandra responded that “affordability” speaks to workforce housing issues. Kurt suggested creating a separate section for that.

There was a question how many manufactured housing units there are in Falmouth. Theo said that he did not know. There was a suggestion to edit “many” in the first sentence.

Becca suggested starting the chapter with two strong statements. Her suggestion was to replace “affordable housing” in the first paragraph with “reasonably priced housing” or “a housing stock with diverse price points.”

Claudia suggested changing the section on “Changing Residents” to “Changing Housing.”

The group discussed the Elderly Housing section. Kurt wondered if Applegate and Ridgewood were age-restricted housing developments. The group discussed the notion of other housing arrangements being “less clear.” Sandra stated that this raised questions such as where they were located and if there were contractual arrangements in place. She felt these arrangements were new and emerging and that it was too early to assess them. Steve W. commented that he added the sentence on alternative senior housing programs being discussed, as the chapter’s text forms the basis for the action step that followed.

Becca noted that data on the age of housing stock should be added as well as a note referencing the archaeological, historic, and cultural resources chapter for older homes. Theo commented that he just received age data from GPCOG.

Sandra suggested that the action regarding 55+ developments along Route 1 was really about compact housing. Sam suggested moving that action to the land use chapter. The group agreed.

Theo wondered what the group was trying to convey with the remaining housing actions and what the Council in response might do with them. Kurt stated that the survey had not provided clear direction for the committee. Hugh agreed that it was a hot topic, but that the Comp Plan could not address this topic in detail. He recommended a better process than before to address it. He acknowledged that Town had addressed it in fits and starts and that perhaps a new committee should be formed.

Sandra stated that she would commit to a housing conversation in the land use chapter. Hugh wondered what the committee had for a goal of the outcome of this topic and what level of detail it would need to go into. Sandra felt that senior housing was really about the style of housing. She suggested that the plan address how the Town can assure that this type of housing will be available. Theo cited past failed efforts regarding affordable housing and the basic choices available: subsidize it through land and/or funding, establish zoning rules to have the private market provide it, or not have an active Town role and let the private market address it without guidance or restrictions. Claudia felt that the efforts should perhaps focus on housing stock.

Sam stated that the case may not have been made why this is important, as nobody seems to care about it. Kurt felt that the current draft contained some unsupported statements. Sam agreed that the draft should have a citation of sources. Claudia felt that this issue may be important to people regardless whether they live currently in Falmouth or not. Sam stated the key issue may be that some people who may have lived all their lives in Falmouth cannot live here as a senior. This may be an issue not just for seniors, but for all ages. Becca felt that appropriate locations for affordable housing could be staked out. Steve W. stated that people do care about housing being available for the elderly who have less income and that being able to accommodate diverse incomes was important.

Becca wondered if this was a role for government or whether the Town should let the issue be. Kurt asked if there was a moral imperative at stake and if the Town has failed its moral responsibility or if there was no Town role here. Becca felt that it was an issue for those people who have their entire life here and contributed to the community, but now cannot afford to stay here. Sandra concluded that this may be an issue of appropriateness of housing stock for the elderly and not really be an affordability issue.

Subcommittee 3 will review the housing draft more and prepare revisions that respond to this discussion.

3. Community Outreach

Sandra stated that she had agreed to lead an outreach effort to the community, but had not taken any action on that as she felt the draft chapters were not ready yet to go to the public. The options were to ask for feedback on some of the chapters and not others, or to wait until all chapters were ready. Kurt felt that the first option would likely not include the “meaty” chapters. Hugh asked how the outreach was envisioned. Sandra stated that the plan could not be acted upon by the Council if there had not been public dialogue. Hugh suggested that a public discussion should be had on the “hot” topics. One suggestion was to present all recommendations.

Sandra stated that 5 to 7 chapters could be picked for which to get really good feedback. Claudia commented that feedback on some chapters would also inform other chapters. Kurt felt that the committee should first hear from the Community Development Committee (CDC) before going to the public. Sandra suggested that the public “own” this process more and that some chapters could go to the CDC first and others could go to the public first.

Steve W. suggested that an efficient way may be to post the chapters on the Town website and ask for comment. Bud wondered how many responses that may generate.

Theo stated that maps also needed to be prepared to go with the chapters. Sam stated that the schedule for the remaining work should be reviewed. Sandra added that for the committee to be able to move forward it needed committee member feedback when it was requested, and that it would not go back to prior matters.

4. Next meeting

LPAC+ will meet again on May 10 at 7:00 PM.

The meeting was adjourned at 9:02 PM.

Draft minutes prepared by Theo Holtwijk, May 4, 2012 Rev. May 21, 2012