



# Long Range Planning Advisory Committee (LPAC+)

## Thursday, June 28, 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 around 7:00 PM.

**1. Minutes**

The draft minutes of June 14, 2012 were tabled until the next meeting as there was no quorum. Bud stated that he was noted as “present” at that time, but he was absent.

**2. Chapter Update**

Theo reported that six chapters had been completed and had been posted on the website. Steve will take responsibility for finishing the Natural Resources chapter and will check with Julie regarding the Utilities chapter.

**3. Draft Chapter Review**

Agriculture and Forestry

- Theo handed out some farmland and tree growth tax figures he received from the Assessor.
- Falmouth has accommodated farming to a large degree.
- Sandra asked if people locate in Falmouth for the potential to do farming. The sense is no.
- There was a discussion on the reasons to preserve farmland.
- Existing farms and land in the farm tax program will be mapped.
- There was a discussion regarding Idleknot Farm and if it should be preserved.

- Sandra felt that the key question was: when does the Comprehensive Plan interrupt commerce?
- The committee discussed goals for this chapter. If there is value to preserve farmland at what cost does that come? The survey indicated that we should attend to land that falls fallow and to hold this land as farmland where feasible. There continues to be viable farmland in Falmouth, but perhaps this acreage should not fall below a certain amount. How much land can the Town afford to set aside as non-producing land?
- There was mention made of community garden space at Maine Audubon.
- Jim felt that the Town should neither encourage nor discourage farming, that it should not subsidize farming, but promote organic farming, and be mindful of environmental impacts of farming.
- Jim will take responsibility for revising this chapter. While some chapters are very specific, it was OK to have some more generalized statements in this chapter.

#### Recreation and Open Space

- Jim stated that he had accepted the suggested changes in this chapter.
- He suggested distinguishing between active and passive recreation and between indoor and outdoor facilities.
- The state goal will be added to the beginning.
- There will be reference made to water access and indoor facilities as these are covered in other chapters.
- The goals and policies will be combined.
- Sandra suggested using active phrasing of the actions.
- Action 1 was discussed. This action represents a “finish line” for land acquisitions. Sandra suggested replacing “limitations” with “parameters.”
- There was a discussion what was meant with “economically-viable open spaces.” See action 7. Jim referred to actions 8 and 9.
- Jim stated that the current Resource Conservation Overlay Zoning rules were not fair. He felt that the staff recommendations for that did not jive with the science. He felt that this came at the expense of landowners and developers. Claudia suggested that perhaps the committee should recommend a review of that.
- Jim felt that, instead, actions 8 and 9 came pretty close to what he wanted to convey, but stated that action 9 could perhaps be deleted. Action 8 dealt with compensation. Action 9 dealt with allowing development density. The group felt that this zoning tool could be evaluated as to its effectiveness and fairness in preserving open space versus the impact it has on property owners.
- Jim will revise this chapter.

#### **4. Public Outreach**

There was a discussion on how to reach out to stakeholders and neighborhoods regarding the draft chapters and recommendations. Sandra stated that this outreach should make sure that no major player would in the end be surprised that a new Comprehensive Plan was prepared.

The committee needs to select who to reach out to, who will take responsibility for that, determine how to get the most response on the draft, and who in Falmouth must have read the plan.

#### **5. Land Use Chapter Update**

Theo passed around a draft growth-rural area map and stated that the committee will meet again on July 16<sup>th</sup>.

Jim stated that the Falmouth Economic Improvement Committee was interested in preparing a plan for Route 100. It was recommended that this group read the land use chapter when it is done.

#### **6. Vision Discussion**

Theo handed out some excerpts from the Community Visioning Handbook, including some sample vision statements. A draft vision for Falmouth is needed for the plan.

#### **7. Next meeting**

LPAC+ will meet again on July 12 at 7:00 PM.

The meeting was adjourned at 9:30 PM.

Draft minutes prepared by Theo Holtwijk, July9, 2012