



# Long Range Planning Advisory Committee (LPAC+)

## Thursday, October 25, 2012 Meeting Notes (no quorum)

**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 Sandra at 7:04 PM.

**1. Review of Draft Minutes**

As there was no quorum, no action could be taken on the draft minutes. There were no suggested changes to the minutes.

**2. Review of Initial Feedback on Draft Chapters**

Sandra suggested that there should be an order to the chapters as some will be more urgent than others. Paul stated that the vision attempted to distill the most important things. He hoped that the plan after 10 years can offer a clear picture of what changed. Becca wondered if the vision statement should be followed by summaries of each of the chapters.

Sandra stated that she has heard from businesses their concern with the empty space at the former Shaw's location, and that the Local Economy chapter is silent on that issue. She wondered how that may be for the other chapters. Paul stated that the plan does speak to increasing the commercial share of the property tax base. Sandra wondered if that intent was supported by other parts of the plan, such as the Transportation chapter. That chapter may need more guts. Theo suggested that the best plan may be one with a lot of focus, where community members remember what the plan is trying to accomplish. Sandra felt that the plan needs accountability, and that only in that way it can serve as a reminder for the Council five years from now.

### **3. Assign Edit Responsibilities**

The group went through the chapter list and assigned names to each. Generally, the principal author was the lead and someone new to the chapter was made the reviewer, so he/she could offer a fresh set of eyes. The group agreed that the vision should be the driving force to the plan and that all chapters – to the extent possible – should target their efforts towards realizing the vision.

### **4. Top Priorities of the Plan**

The group agreed that the priorities as expressed in the Vision were adequate for the plan as a whole.

### **5. Land Use/Mapping Subcommittee Update**

Becca and Hugh gave an update of the work and maps by the subcommittee. The subcommittee recommended that a discussion with area real estate developers, architects, and realtors be held on November 8 to inform LPAC's thinking of future commercial and residential building in Falmouth. The group liked the draft list of invitees and invitation letter. Paul suggested that a question be added if the draft vision presented opportunities for the buildings the guests envisioned. Theo will revise and send out the letter.

Sandra felt that the graphics of the land use map could be improved to make the districts stand out more. She also wondered how the rural area would help to promote grocery stores throughout the community as it appears that no commercial activity is allowed there. There will be a narrative that explains what these areas represent.

Sandra felt that the plan should have a map with identified neighborhoods to stimulate more communication and collaboration among residents. Becca wondered if the idea was more to connect on a town-wide level. Paul asked what the neighborhood labels would accomplish. Sandra felt that the labels might help to articulate, and meet, the needs of these neighborhoods. Hugh mentioned that the 2000 Comp Plan divided the Town into ten neighborhoods for the purposes of preparing master plans for each area. This approach was abandoned after the first plan.

The group agreed that a neighborhood map may be useful, as long as it did not divide the entire town or create artificial boundaries. Various chapters were suggested to include such a map: Public Facilities, Open Space and Recreation, Cultural Resources, and Demographics. Theo showed some historic neighborhood maps from E Pluribus Unum: A Story of Falmouth, Maine. Steve W. mentioned that some people did not like their neighborhood referred to as The Flats.

### **6. Other Business**

There was no other business.

### **7. Next meeting**

LPAC+ will meet again on November 8 at 7:00 PM. At that time the committee will host a discussion with area real estate developers, architects, and realtors.

The meeting was adjourned at 9:13 PM.

Draft meeting notes prepared by Theo Holtwijk, October 29, 2012