

**FALMOUTH PLANNING BOARD MEETING MINUTES
WEDNESDAY, MAY 16, 2012, 6:00 P.M.
FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

MEMBERS PRESENT: Bill Lunt (Chair), Becca Casey, Bernard Pender, Walter Arsenault, Kermit Stanley (Alternate)

MEMBERS ABSENT: None

STAFF PRESENT: Ethan Croce (Senior Planner)

The meeting started at 6:02 pm.

Public Hearing

1. Public Hearing on amendments to the Zoning and Site Plan Review Ordinance to expand the OceanView Retirement Community Overlay District (RCOD) and to create the Elementary School Redevelopment District (ESRD).

Ethan Croce explained that the existing boundary of the district will be shifted into the former elementary school property, bisecting it nearly in half. The design parameters and standards for that portion of the site will be effectively the same as the existing campus, with some minor adjustments to the ordinance language that will eliminate internal setbacks and allow a greater height allowance for 4 story buildings of 65 feet high. The remainder of the elementary school property will be the ESRD which will allow the same uses as the current Oceanview campus and add provisions for business/professional office uses, small scale retail under 2000 sq. feet, and outdoor and indoor recreational uses, including auditoriums. Due to the current configuration of buildings and parking lots, there is flexibility to allow those parking lots to remain and not force them to be moved internal to the site. This district would also allow the greater building height of 4 stories or 65 feet even though those buildings are not set back 150 feet from the property lines. They would not require any minimum lot sizes, maximum lot coverage, and there are no density or setback limitations. They are trying to provide as much flexibility as possible for future development in recognition of what is already there. There is some language allowing all uses and buildings in the district to share parking, and allowing the developer/Town to take advantage of on-street parking along Lunt Rd., to use that as a credit to avoid creating larger parking lots on site.

Bill Lunt opened the public hearing; there was no public comment.

Walter Arsenault was concerned about the 65 foot height of buildings that are right up against the road.

Becca Casey thought that was in the OceanView overlay district and not the new district. There are setbacks required in the RCOD that wouldn't allow those. Ethan Croce confirmed that.

Becca Casey pointed out that they are approving a conceptual master plan, and the footprints shown are not being approved as they are. She was in favor of the two districts. She asked about underground utilities and referred to section 9.7.

Ethan Croce said this section allows the utilities to remain aboveground without the same scrutiny as required in current ordinance; the Board would not have the authority to force them to put the utilities underground.

Becca Casey thought that should be a detail that could be reviewed on a case-by-case basis.

Bill Lunt thought the language provided that, if the utilities are above ground now they could stay there, but if it isn't there now it couldn't be there later.

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Ethan Croce said 9.7 is essentially in two sections; one says the Board may require lines to be underground; the second says if lines are existing aboveground the Board needs to make a finding that the lines have a harmonious relationship. He wasn't sure if the applicant was in a place to say where their utilities would be located, but he thought the intent was to not require them to place their existing lines underground.

Bill Lunt thought if they build a new building on the site, this doesn't waive the Board's ability to tell them to place the utilities underground.

Ethan Croce said that was correct; they would still have the ability to require them to place new utilities underground.

Becca Casey thought the memory unit might have the opportunity to share service with the Lunt school. She wanted clarity on that item.

Bernie Pender thought the Board has that option whenever a new project comes up. The way he read this, that ability is taken away. He had an issue with how that was worded.

Bill Lunt thought the language said that existing lines can remain overhead, but new lines could be required to be placed underground.

Rick Licht of Licht Environmental Design said the intent was to put all the service underground, but they wanted to preserve the ability to leave the existing lines if they got into trouble with the service. The way 9.7.d is written, in order to leave the lines aboveground, the Board has to make a finding that the lines are harmonious. They want to do an electrical analysis of the services; for any new building it is understood that the service would be underground. They are happy to work with staff to clarify that language.

Bill Lunt wondered in the beginning why they didn't make it one large zone, but the existing school buildings don't fit with the rest of the project. This proposal will make it much clearer what could be done. He felt this would make the Board's job easier when it comes time for them to review it.

Bill Lunt reopened public comment, in recognition of a member of the public that entered late.

Philip Bolduc of Lunt Road lives directly across from the property and was concerned about a parking lot entrance that was proposed to be located directly across from his home. He was concerned about lighting and noise. He didn't want to see anything over two stories high; he was concerned about his privacy and also traffic problems. He wondered if they could move the proposed driveway down and line it up with Checkerberry Lane. He didn't want the library or a community center there. He thought behind Wal-Mart was a good placed for a town center. He was concerned about parking on both sides of Lunt Road.

Public comment period closed.

Becca Casey moved to recommend that the Council approve the revisions to the RCOD as well as the creation of the ESRD, with the one condition that the language of 3.20.9 be reviewed for clarification. Bernie Pender seconded.

Bill Lunt appointed Kermit Stanley as a voting member.

Motion carried 5-0.

Meeting adjourned 6:33 pm

Respectfully submitted,

Melissa Tryon
Recording Secretary