

**FALMOUTH PLANNING BOARD MEETING MINUTES**  
**TUESDAY, SEPTEMBER 3, 2013, 6:30 P.M.**  
**FALMOUTH TOWN HALL, COUNCIL CHAMBERS**

**MEMBERS PRESENT:** Bill Lunt (Chair), Bernard Pender (Vice Chair), Jay Chace, William Benzing, Rudy Israel (Alternate)

**MEMBERS ABSENT:** Kermit Stanley

**STAFF PRESENT:** Ethan Croce, Senior Planner

The meeting was called to order at 6:32 pm.

Rudy Israel was appointed as a voting member.

**1. Approval of minutes from the August 21, 2013 Planning Board meetings.**

Bill Benzing moved to approve the minutes. Motion carried 5-0 (Chace abstained).

**Administrative Action Items**

**2. Alfred Hoffman** – Clapboard Island West – Request for a Shoreland Zone permit for repairs to an existing pier. Tax Sheet 280; Map-Lot R01-094. Zoned Farm & Forest and RP (Shoreland).

**3. FL Ventures, LLC** – Ledgewood Dr. – Request for a subdivision amendment to The Ledges Subdivision to adjust a setback for Lot 7. Tax Sheet 512; Map-Lot R04-068. Zoned RA and RCZO.

**4. Community Dental** – 366 US Route 1 – Request for approval of a new wall sign. Tax Sheet 161; Map-Lot U54-002-002. Zoned BP.

**5. Burr Signs** – 202 US Route 1 - Request for approval of a new wall sign. Tax Sheet 320; Map-Lot U52-004. Zoned VC1.

Jay Chace moved to approve the administrative items; Bernie Pender seconded. Motion carried 5-0.

**Agenda Item**

**7. Falmouth Foreside LLC** – Request for a subdivision amendment to change the landscaping plan for the Mussel Cove Subdivision. Tax Sheet 240; Map-Lot U12-003. Zoned RA and RCZO.

Ethan Croce gave a brief history of the project, which was before the Board with a similar request in November of 2012. It was tabled at the time to address concerns raised by both the Board and members of the public. The applicant would like to implement a scaled-down planting plan rather than the full landscaping plan approved with the subdivision. This would retain most of the existing mature vegetated buffer area and supplement that buffer where there are some visual gaps. The current proposal is substantially similar to the proposal from November, with additional plantings as requested by the Board.

Kylie Mason of Sebago Technics, representing the developers, explained that a meeting was held with the owners of lot 11. A hedgerow was added to that property as well as additional trees, in order to address their specific concerns. All other additions were made in response to the Board's comments. Other than those changes, it is substantially similar to the last plan.

Public comment period opened. No public comment.

Planning Board Minutes

September 3, 2013

Page 2 of 2

Jay Chace thought there was some discussion regarding the walkway to Rite Aid. He asked if that was still the plan.

Ethan Croce said that was a separate application last November. This application is narrowly focused on the landscaping. He talked about the sidewalk proposal that was discussed last November and clarified that there is no sidewalk currently proposed along Depot Road. The trail to the Shaw's property is still part of the approved site plan.

Ethan Croce said the original conditions would apply and carry forward.

Jay Chace moved to approve the application; Bernie Pender seconded. Motion carried 5-0.

The meeting adjourned at 6:45 pm.

Respectfully submitted,

Melissa Tryon  
Recording Secretary