

**Town Council Special Meeting and Workshop
October 14, 2008
DRAFT MINUTES**

Roll Call

Present and answering roll call: Councilors Armitage, Pierce, Wroblewski, Libby, and Payne.

Councilors Rodden and Breen arrived late to the meeting.

Item 1 Introduction and Scheduling of Public Hearing for an amendment to the Code of Ordinances to adopt the 2008 Electrical Code.

A Public hearing will be held on this item at the meeting on November 10, 2008.

Item 2 Order to consider a request from the Green Ribbon Commission to extend the deadline associated with their project and charge directed by the Town Council.

Councilor Libby moved to approve, Councilor Pierce seconded. Motion carried 5-0.

Councilor Breen asked if this is what the Green Ribbon Commission is calling their workplan. Councilor Armitage said yes. Councilor Breen said that, as a member of the Governance Committee, she would like something that resembles the Council's work plan. Councilor Pierce mentioned that there is a GRC meeting this Thursday.

Item 3 Introduction of amendment to Section 4-77 of the Code of Ordinances relative to removing the moratorium on outdoor wood boilers and adopting new regulations permitting their use.

Councilor Wroblewski asked Community Development Director Amanda Stearns several questions regarding the wording of the amendment. Ms. Stearns explained that language was lifted from the state standards, but staff can review it.

A Public Hearing on this item will be held at the Council meeting on November 10, 2008.

**Item 4 Review by the Council of a proposed public process for
(Workshop) redevelopment and expansion of the Falmouth Shopping Center property on Route One.**

**Item 5 Presentation by Chief Tolan and Andy Hyland on the LEED
(Workshop) Certification for the Police Station.**

**Item 6 Discussion regarding "No Parking" signs on Andrews Avenue.
(Workshop)**

**Item 7 Presentation from the Ad Hoc Committee on Mass Transportation
(Workshop) per a charge directed by the Town Council earlier this year.**

Item 8 Presentation from Open Space Ombudsman Bob Shafto on a proposed project for the River Point parcel located near the West Falmouth Crossing retail center and consideration of an order to authorize a supplemental appropriation for costs associated with the River Point property/project in the amount of \$260,000.

Open Space Ombudsman Bob Shafto presented a project for the River Point property. There was a lengthy and detailed discussion about the aspects of the project. Councilors expressed their position on the proposal. Some concern was expressed by Councilors about the cost of the project.

Councilor Breen moved to approve an order to authorize the Town Manager to apply for funding through the Riverfront Community Development Bond in the amount of \$480,000 for work associated with the River Point parcel. Councilor Rodden seconded the motion. Discussion resulted in a consensus decision by the Council to make sure that the funding table included in the grant application is made part of these meeting minutes. The motion passed with 4 in favor and 2 opposed (Councilors Payne and Libby in opposition)

Councilor Pierce moved to approve an order to authorize the town manager to apply for funding through the Recreational Trails grant in the amount of \$30,000. Councilor Breen seconded the motion. There was no discussion. The motion passed with 5 in favor and 1 opposed (Councilor Libby in opposition).

Councilor Breen moved to approve an order to authorize a supplemental appropriation for costs associated with the River Point property/project in the amount of \$260,000, such funds to be drawn from the Town's general undesignated fund balance. Councilor Pierce seconded the motion. There was no discussion. The motion passed with 4 in favor and 2 opposed (Councilors Payne and Libby in opposition).

Total Estimated Project Cost:	\$490,000	RCDB Request:	\$160,000
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Funding Source	Amount	Date Secured	Cash or In-Kind
Town of Falmouth	\$228,000	Ongoing	Cash
Let's Go grant (trail bldg, signs)	\$5,000	Sep 08	Cash
Recreational Trails Grant	\$29,000	Mar 09 (anticipated)	Cash
Casco Bay Cons. Corps	\$15,000	Summer 09	In-kind
Maine Historic Preservation	\$17,000	Oct 08, Oct 09	In-kind
Donated volunteer labor	\$11,000	Ongoing	In-kind
Video production	\$10,000	Ongoing	In-kind
Town equipment use	\$5,000	Ongoing	In-kind
TOTAL:	\$320,000		

Activity	RCDB Funds	Town/Other Funds
Rehab farmhouse & buildings	\$0	\$100,000
Bridge engineering study	\$0	\$15,000
Rebuild RR bridge	\$160,000	\$100,000
Wildlife corridor planting	\$0	\$15,000
Pedestrian suspension bridge	\$0	\$25,000
Wildlife viewing platform	\$0	\$13,500
Trail construction	\$0	\$2,000
Trail signage	\$0	\$2,500
Other interpretative signage	\$0	\$5,000
Archeological digs (2)	\$0	\$17,000
Video production	\$0	\$10,000
Project management	\$0	\$15,000
Total =	\$160,000	\$320,000

Item 9 Discussion and Order to select Developers Collaborative and Portland Builders as the "Preferred Developer" and "Preferred Builder for the Woods Road Workforce Housing project.

Councilor Libby moved and Councilor Breen seconded to take the WFH item off the table from the last meeting. There was no discussion. The motion passed with 5 in favor and none opposed (Councilor Pierce was not in the room at the time of the vote).

Councilor Libby moved and Councilor Pierce seconded to approve the order as read into the record. The motion passed with 6 in favor and none opposed.

Item 10 Discussion of several versions of amendments to the Zoning and Site (Workshop) Plan Review Ordinance and the Code of Ordinances to provide for appeal to the Board of Zoning Appeals for Mislocated Single-Family Dwellings and further to authorize the Town Council to grant a Consent Agreement for such misplaced dwellings.

The Council accepted the version of the ordinance amendment proposed by Town Attorney Bill Plouffe. The Council, by consensus, scheduled the introduction for October 27, public hearing on November 10, and order on November 24.

Item 11 An update from Community Development Staff on Council Projects. (Workshop)

Item 12 Discussion about upcoming Council Agendas.

The Council discussed whether there was confusion by some members of the public who attended the September 22 Council meeting where the Council tabled the School Consolidation public hearing to later in the meeting on the same date. Some members of

the public assumed that the action to table the item meant that it was to be tabled to another date and they subsequently left the meeting, not knowing that the matter would be discussed later in the evening on September 22. Therefore, the Council decided by consensus, to schedule another public hearing for October 27 to accommodate members of the public who may have been confused by the actions taken on September 22.

Councilor Libby moved to go into Executive session, seconded by Councilor Breen. The motion passed with 6 in favor and none opposed. The meeting went into executive session at 11:00 PM.

- Item 13 Order to go into Executive Session pursuant to the Laws of Maine to discuss the possible acquisition of land, pursuant 1 M.R.S.A. § 405 (6) (C).**
- Item 14 Order to go into Executive Session pursuant to the Laws of Maine to discuss the possible acquisition of land, pursuant 1 M.R.S.A. § 405 (6) (C).**
- Item 15 Order to go into Executive Session pursuant to the Laws of Maine to discuss the Town Manager's annual performance evaluation, pursuant 1 M.R.S.A. § 405 (6) (A).**

The meeting came out of executive session at 12:00 am. No action was taken relative to any of the executive sessions.

Adjourn

Councilor Libby moved and Councilor Payne seconded that the meeting adjourn at 12:00 am. The motion passed with 6 in favor and none opposed. The meeting adjourned at 12:00 am.

Respectfully submitted,

Amy Lamontagne
Assistant Town Manager

Nathan Poore
Town Manager