

**Town Council Meeting**  
**June 15, 2009**  
**DRAFT Minutes**

**Roll Call**

Councilor Breen stated it was not necessary to do roll call because all Councilors were present and it had already been done in the prior session. The meeting started at 7:10.

**Public Forum**

Councilor Breen opened the Public Forum.

Willie Audet, 41 Merrill Road, spoke of his disappointment in the vote at the May 26 Council meeting and expressed that the Workforce Housing Committee had worked long and hard to find the correct solution for Falmouth. Mr. Audet hoped that the Council still had Workforce Housing on their radar and business plan. Mr. Audet referenced a headline in the Maine Sunday Telegram which was titled "Housing Costs Still Too High for Many." The Article listed Falmouth as number one for the highest median price in Cumberland County at \$405,000; Cumberland was second and Cape Elizabeth third. Mr. Audet explained he is presently working on a new plan and will introduce it to the Council and the Town. He also stated that he thought some Councilors considered the redevelopment of the school the solution, but the school would not be occupied for another two to three years. Mr. Audet stated the problems had been identified and they were working on them but unfortunately, the Woods Road project came to a stop. Mr. Audet clarified he was still just as determined to continue the work and he is a big believer in the Workforce Housing project. Mr. Audet spoke of the many conversations he had over the years and this is not just about the people living and working in Falmouth now, but also about the students who graduated from FHS who may not be able to come back to Falmouth to live after college. Mr. Audet spoke of the kids that do come back, and he referred to Councilor Libby serving the community as a Falmouth EMT volunteer for twenty years. Mr. Audet reiterated that he has not given up and he was very determined to have Workforce Housing and there was work to be done to convince the opponents that this is the right thing to do.

Mr. William Gardiner, Underwood Road, stated he had not planned to speak. Mr. Gardiner said he has known Mr. Audet for years and he appreciated the fact that Mr. Audet wants to have housing in Falmouth for people who do not want to spend \$400,000 or more. Mr. Gardiner stated it was very possible to do that in compact zoning which had been discussed in prior years, and by using the free market, but this will take sewer. This should not cost the taxpayers any money in taxes. Mr. Gardiner opposes spending close to 1,000,000.00 in subsidies, and said it does not need to be that much to have affordable

housing for EMTs and teachers. Mr. Gardiner stated that you cannot dictate that the housing be exclusively for employees of the Town. Mr. Gardiner acknowledged that the concept is great but the term "Workforce Housing" stands for subsidized housing. Mr. Gardiner referred to the email sent from the developer to Nathan Poore which used the term subsidized housing. Mr. Gardiner claimed subsidized housing has not worked around the country and that right now there were many homes in Falmouth on the market for 250,000,000. Mr. Gardiner commended the Council for their decision on the Woods Road property.

Councilor Breen closed the Public Forum. Councilor Breen encouraged the public to pick up the Town Report. The Town Report will be available at the Town Hall and the library as well as the website.

Councilor Breen asked Councilor Pierce to come to the podium to announce the resolutions.

Councilor Pierce explained she was the liaison for the School Board and Falmouth was very fortunate to have so many State Champions. Councilor Pierce invited the representatives from the Theater Company to come up to the podium to accept the Resolution from the Council.

**Item 1   Resolution recognizing the Theater Company at Falmouth High School for winning awards at the Regional Drama Festivals and the Class B State Drama Festival in March. Awards were presented for MARIE ANTOINETTE, THE COLOR OF FLESH, by Joel Gross.**

**Item 2   Resolution recognizing the 2009 State Championship Falmouth High School Girl's Swimming Team.**

Councilor Pierce invited the girls from the Falmouth Swim team and their coach to come to the podium as she read the resolution and presented to the team.

**Item 3   Resolution recognizing the 2009 State Championship Falmouth High School Girl's Soccer Team.**

Councilor Pierce invited the representatives from the Soccer team to the podium as she read the resolution and presented it to the team.

**Item 4   Resolution recognizing the 2009 State Championship Falmouth High School Golf Team.**

Councilor Pierce congratulated the Golf Team for their achievement as well as the Track Team and the Girls Tennis Team for winning State Championships.

Councilor Libby moved to accept the Resolutions; Councilor Rodden seconded. Motion passed 7-0.

**Item 5(a) Five resolutions to purchase several properties and accept a grant from the State of Maine for the preservation of property as open space, and to encumber the property with permanent restrictions on its use as outlined in a Project Agreement with the Maine Department of Conservation.**

The Charles A. Harriman property identified as tax map R03 lot 076 block 00A.  
The Old Route 202 Associates property identified as tax map R06 lot 010.  
The Dr. Philmoore property identified as tax map R06 lot 015.  
The Stiles and Stiles property identified as tax map R06 lot 012.  
The Stiles and Terison property identified as tax map R06 lot 014.

**Item 5 (b) Three resolutions to accept a grant from the State of Maine for the preservation of property as open space, and to encumber the property with permanent restrictions on its use as outlined in a Project Agreement with the Maine Department of Conservation.**

The properties in these resolutions and owned by the Town of Falmouth are identified as the following; Paddock Way  
Community Park tax map R03 lot 002  
Town Forest tax map R03 lot 007

**Item 5 (c) Order to authorize the Town Manager to grant eight conservation easements to the Falmouth Conservation Trust and to authorize the Town Manager to pay the Falmouth Conservation Trust \$15,000 for ongoing property inspection and conservation enforcement.**

The eight conservation easements are for the following properties; Paddock Way  
Community Park identified as tax map R03 lot 002,  
Town Forest identified as tax map R03 lot 007  
Charles A. Harriman property identified as tax map R03 lot 076 block 00A  
Old Route 202 Associates property identified as tax map R06 lot 010  
Dr. Philmoore property identified as tax map R06 lot 015  
Stiles and Stiles property identified as tax map R06 lot 012  
Stiles and Terison property identified as tax map R06 lot 014

Councilor Rodden moved to approve five resolutions to purchase several properties and accept a grant from the State of Maine for the preservation of property as open space, and to encumber the property with permanent restrictions on its use as outlined in a Project

Agreement with the Maine Department of Conservation. Three resolutions to accept a grant from the State of Maine for the preservation of property as open space, and to encumber the property with permanent restrictions on its use as outlined in a Project Agreement with the Maine Department of Conservation. Order to authorize the Town Manager to grant eight conservation easements to the Falmouth Conservation Trust and to authorize the Town Manager to pay the Falmouth Conservation Trust \$15,000 for ongoing property inspection and conservation enforcement. Councilor Pierce seconded. Motion carried 6 – 1. Councilor Chase voted nay.

**Item 6 Report from Council Committees and liaisons regarding updates on assignments.**

Councilor Rodden invited the public to attend the Open Space forum on the proposed Forestry Management Plan scheduled on Wednesday, June 24, at the Falmouth Library from 7:00 – 9:00 pm. In METRO news, Councilor Rodden reported that there have been 54 ten-ride passes and 124 monthly passes given to the citizens of Falmouth. The 10 ride passes are courtesy of Falmouth by the Sea and the monthly passes have been donated by METRO.

Councilor Armitage reported the next meeting for the One Falmouth Committee would be held on June 25 at 2:00 p.m. in the upstairs conference room at Town Hall.

Councilor Breen reported the Community Facilities Planning Committee would also meet on June 25 in the upstairs Conference room at 7:00 pm.

Councilor Pierce thanked all the students who were present to receive their resolutions. Councilor Pierce explained that the wood chip boiler and the fields behind the Superintendent's office will be started this summer. The Green Ribbon Commission will be making a presentation in July.

**Item 7 Report from the Appointments Committee and order relative to filling various vacancies on Boards and Committees.**

There was no report.

**Item 8 Order to authorize the Town Manager to enter into an agreement with the Center for African Heritage to manage and operate an agricultural job training program at River Point, such project will include the utilization of approximately 4 acres of fields at River Point and to make improvements to the former barn. Presentation on the proposal from the African Heritage Center relative to agriculture on the River Point Parcel.**

Paul Young, from the Center of African Heritage, explained the project is a culmination of three years of training students and their parents in organic farming and has been an extremely successful program in other communities.

Councilor Libby moved to approve the order; Councilor Armitage seconded.  
Motion carried 7-0.

Councilor Payne left the meeting.

**Item 9                                    Order regarding a Zoning Amendment to correct an unintended conflict between the West Falmouth Master Plan Development District and the Route 100 Corridor Overlay District regarding signage.**

Councilor Armitage moved to approve the order; Councilor Libby seconded. Motion carried 6-0. Councilor Payne abstained.

Councilor Armitage moved to take item 11 out of order; Councilor Pierce seconded. Motion carried 6-0. Councilor Payne abstained.

Councilor Payne returned.

**Item 10                                    Order to amend the fee schedule for disposal of items at the Transfer station, in accordance with Falmouth Code of Ordinances Chapter 13, Sec. 13-12 Schedules of charges for disposal.**

Councilor Pierce moved to accept option B to amend the fee schedule for disposal of items at the Transfer Station, in accordance with Falmouth Code of Ordinances Chapter 13, Sec. 13-12 Schedules of charges for disposal. Councilor Libby seconded. Motion carried 7-0.

**Item 11                                    Introduction of an amendment to the Falmouth Code of Ordinances, Chapter 17, Traffic and Motor Vehicles, Article III, Section 17-92, (a), to add new language as follows: "Johnson Road, from the west end of the municipal parking lot (at the intersection of Route 88 and Johnson Road) to the intersection of Bartlett Way."**

A public hearing will be scheduled on July 13, 2009

**Item 12**                      **Presentation by Mike McDade on web streaming of public meetings (cable access productions and broadcast) and website on-demand access to prior meetings.**

**Item 13**                      **Discussion about future Town Council agendas.**

The Council retreat will be held on Friday, July 31, at Town Hall.

**Item 14**                      **Order to go into Executive Session pursuant to the Laws of Maine to discuss negotiation parameters associated with labor contracts between town and two unions – Teamsters Local 340 and Maine Association of Police, pursuant 1 M.R.S.A. § 405 (6) (D).**

Councilor Armitage motioned to go into Executive Session Councilor Libby seconded. Motion carried 7-0.

Town Manager Nathan Poore stated the public part of the meeting was concluded and he did not anticipate any actions coming out of Executive Session.

Meeting adjourned at 9:02 pm.

Respectfully submitted,

Ellen Planer  
Town Clerk