Basic Design Parameters

- Site Design:
  - *Take advantage of natural features*
  - *Respect environmental constraints*
  - *Achieve sufficient density*
  - *Efficient infrastructure layout*
  - *Minimize impacts on abutters*

- Building Design:
  - *Sustainable design: strive for Platinum LEED*
  - *Variety of unit types and sizes: single family, duplex, and townhouses*
  - *Innovative use of space to minimize unit size*

- Phased Development:
  - *Site naturally breaks into 2 developable areas*
  - *Greater affordability and public financing concentrated in Phase 1*

Keys to Affordability

- An efficient *site plan*
- Sufficient *density* on developable area
- Innovative design to maintain *smaller, functional units*
- *Sustainable design* for life-cycle as well as initial affordability
- *Competitive bidding* to take advantage of slow times for contractors
- Layering in *public funding* sources

Layering in public funding sources

- *Donated land* is the starting point

- *Deep subsidy for 80% units* = $70,000/unit
  - Federal Home Loan Bank AHP
  - Cumberland County CDBG
  - Habitat for Humanity

- *Affordable Housing TIF District* from Town
  - Actual % shift will depend on project costs

What is affordable at 80%-120% AMI?

•Appendix B looks at home prices based on maximum eligible income.

•A successful project requires a "window" between the maximum eligible income and the income required to afford the home.

•Heron Cove and other project experience show the difficulty of finding 80% AMI eligible buyers who can be successfully underwritten for a mortgage.

•If the 120% units are not priced well below the maximum, there will be a large gap between families that can be helped with 80% priced units and those that can qualify for 120% priced units.

•Although HUD guidelines allow higher income eligibility for larger households, larger households cannot usually afford higher housing costs.

•Since you can't anticipate the size of households, affordable pricing should be based on smaller households.

Proposed Affordability Matrix

Unit Type	Bedrooms	Household Size	Target Income		Affordable Price	
			≤ 80%	≤120%	≤ 80%	≤120%
Townhouse	1	1	$37,000	$56,000	$110,000	$180,000
Townhouse	2	2	$42,000	$60,000	$130,000	$200,000
Duplex	2	2	$36,840	$60,000	Habitat	$210,000
Single	3	3	$40,920	$68,000	Habitat	$230,000

For marketing and program management, the income and price matrix should be as simple as possible.

Maintaining affordability

- Affordability restrictions should be commensurate with the level of subsidy provided.

- Perpetual affordability for deep subsidy 80% condo units through restrictions limiting resale to same target group and increase in price to same percentage as increase in income levels.

- Shared appreciation model for 120% units based on percentage of market value of unit that is subsidized.

- Overlay shared appreciation on value of lot for Habitat units to protect Town subsidy.

FALMOUTH WORKFORCE HOUSING
POTENTIAL SUBSIDY SOURCES AND INCOME GUIDELINES

MEDIAN INCOME	2004	2008	
Portland MSA	$62,700	$67,600	(Falmouth was 123% of MSA)
Falmouth	$77,401	$83,418	

FALMOUTH RFP
41% <= 80% AMI
59% <= 120% AMI

HUD INCOME GUIDELINES 2008

Household Size	1	2	3	4	5
80%	38.200	43,650	49,100	54,550	58,900
120%	57,000	65,475	73,650	81,825	88,350

PROGRAM	Income Target	Unit %	Comments
CDBG	80% AMI	51%	
AHP	80% AMI	Higher is better	Also can be used for mortgage subsidy
Habitat	60% AMI		
Housing TIF	120% AMI	33%	
MSHA 1st Time Homebuyer	1-2 person: $68,200 3+ person: $78,430		Max home price: $303,000

FALMOUTH WORK FORCE HOUSING

PRELIMINARY FINANCIAL ANALYSIS

Phasing Schedule		$ 120	PHASE 1	PHASE 2	TOTAL	
Unit Type	SF	Cost				
1 BR Condo	700	$ 84,000	8	0	8	
2 BR Condo	900	$ 108,000	10	0	10	
2 BR Home	950	$ 114,000	0	8	8	
Habitat 2 BR	950	$ -	0	4	4	
3 BR Home	1100	$ 132,000	0	16	16	
Habitat 3 BR	1100	$ -	0	2	2	
Total Units			18	30	48	
USES OF FUNDS						
Hard Costs		per unit				
Land Acquisition		0	-	-	-	
Site Work					-	
Grading/Site Prep		15,000	270,000	360,000	630,000	7.3%
Roads			405,000	675,000	1,080,000	12.5%
Stream Crossing			-	70,000	70,000	0.8%
Stormwater			150,000	150,000	300,000	3.5%
Contingency		10%	55,500	89,500	145,000	1.7%
Structures			1,752,000	3,024,000	4,776,000	55.1%
Construction Contingency		3.0%	52,560	90,720	143,280	1.7%
Total Hard Costs			2,685,060	4,459,220	7,144,280	82.4%
Soft Costs						
Architect & Engineer			110,000	70,000	180,000	2.1%
Survey & Geotech			15,000	5,000	20,000	0.2%
Testing			5,000	3,000	8,000	0.1%
Legal			20,000	6,000	26,000	0.3%
Title Insurance & Recording			6,000	5,000	11,000	0.1%
Tax & Insurance			12,000	18,000	30,000	0.3%
Appraisal			6,000	600	6,600	0.1%
Permits & Fees			20,000	18,000	38,000	0.4%
Market Study			4,000	-	4,000	0.0%
Construction Loan Fees			13,000	22,000	35,000	0.4%
Construct Loan Legal & Inspect			12,000	7,500	19,500	0.2%
Construction Interest			101,553	164,767	266,321	3.1%
Carrying Cost			30,000	60,000	90,000	1.0%
Total Soft Costs			354,553	379,867	734,421	8.5%
Total Costs			3,039,613	4,839,087	7,878,701	90.9%
Developer Overhead		10%	303,961	483,909	787,870	9.1%
TOTAL USES OF FUNDS			3,343,574	5,322,996 -	8,666,571	100.0%
SOURCES OF FUNDS						
Sale of Units						
1 BR Condo		180,000	1,440,000	-	1,440,000	
2 BR Condo		200,000	2,000,000	-	2,000,000	
2 BR Home		210,000	-	1,680,000	1,680,000	
3 BR Home		230,000	-	3,680,000	3,680,000	
			3,440,000	5,360,000	8,800,000	
Cost of Sales		6%	(206,400)	(321,600)	(528,000)	
Total Sale of Units			3,233,600	5,038,400	8,272,000	
TOTAL SOURCES OF FUNDS			3,233,600	5,038,400	8,272,000	
SOURCES - USES			(109,974)	(284,596)	(394,571)	
SUBSIDY NEEDED FOR 80% UNITS*			(980,000)	-	(980,000)	6,911,344
NET PROFIT BEFORE SUBSIDY			(1,089,974)	(284,596)	(1,374,571)	
SUBSIDY SOURCES						
TIF Proceeds			589,974	665,252	1,255,226	
CDBG			100,000	-	100,000	
AHP			400,000	-	400,000	
PROFIT			-	380,656	380,656	
Profit %			0.00%	7.15%	4.39%	
*Per unit subsidy for 80% units		70,000	14	0	14	
Habitat for Humanity units		0	0	6	6	
Total Subsidized Units			14	6	20	

SUBDIVISION ANALYSIS
FALMOUTH
BASE PLAN: FULL BUILDOUT

		2009	2010	2011	2012	2013	Totals
YEAR							
1 BR Condo			4	4			8
2 BR Condo			5	5			10
2 BR House				4	4		8
2 BR Habitat House				2	2		4
3 BR House				8	8		16
3 BR Habitat House				1	1		2
Total housing units		**0.0**	**9.0**	**24.0**	**15.0**	**0.0**	**48**
80% Units			6	7	1		14
Habitat Units		0	0	3	3	0	6
REVENUES							
1 BR Condo		$0	$684,000	$684,000	$0	$0	$1,368,000
2 BR Condo		$0	$950,000	$950,000	$0	$0	$1,900,000
2 BR House		$0	$0	$798,000	$798,000	$0	$1,596,000
3 BR House		$0	$0	$1,748,000	$1,748,000	$0	$3,496,000
AHP	$0	$0	$400,000	$0	$0	$0	$400,000
CDBG	$0	$0	$100,000	$0	$0	$0	$100,000
New TIF Income		$0	$0	$18,056	$53,012	$34,957	$106,025
Cumulative TIF Income		$0	$0	$18,056	$71,068	$106,025	$195,149
Total Income	**$0**	**$0**	**$2,134,000**	**$4,198,056**	**$2,617,068**	**$106,025**	**$9,055,149**
EXPENSES							
Land Acquisition	**$0**						**$0**
Hard Costs							
Site Work			$880,500	$1,344,500			$2,225,000
Structures			$1,752,000	$3,024,000			$4,776,000
Contingency (3%)	3%	$0	$52,560	$90,720		$0	$143,280
Subtotal Hard Costs	***$0***	***$0***	***$2,685,060***	***$4,459,220***	***$0***	***$0***	***$7,144,280***
Soft Costs							
Architect/Engineer			$110,000	$70,000			$180,000
Construction Interest			$101,553	$164,767			$266,320
Carrying Cost			$30,000	$60,000			$90,000
Miscellaneous			$113,000	$85,100			$198,100
Subtotal Soft Costs	***$0***	***$0***	***$354,553***	***$379,867***	***$0***	***$0***	***$734,420***
Project Management/Overhead (10%)	**$0**	**$0**	**$303,961**	**$483,909**	**$0**	**$0**	***$787,870***
Subsidy for 80% Units	**$0**	**$0**	**$420,000**	**$490,000**	**$70,000**	**$0**	***$980,000***
Profit (5%)	**$0**	**$0**	**$167,179**	**$266,150**	**$0**	**$0**	***$433,329***
Total Expenses	**$0**	**$0**	**$3,930,753**	**$6,079,145**	**$70,000**	**$0**	**$10,079,899**
Net Operating Income	**$0**	**$0**	**-$1,796,753**	**-$1,881,090**	**$2,547,068**	**$106,025**	**-$1,024,750**

DEVELOPMENT LOAN CALCULATION

Net Operating Income	$0	$0	-$1,796,753	-$1,881,090	$2,547,068	$106,025	
Beginning Balance	$0	$0	$0	-$1,837,180	-$3,843,267	-$1,411,837	
Repayments	$0	$0	-$1,796,753	-$1,881,090	$2,547,068	$106,025	**-$1,024,750**
Trial Ending Balance	$0	$0	-$1,796,753	-$3,718,270	-$1,296,199	-$1,305,813	
Interest	$0	$0	-$40,427	-$124,998	-$115,638	-$61,147	**-$342,210**
Ending Balance	$0	$0	-$1,837,180	-$3,843,267	-$1,411,837	-$1,366,960	**-$1,366,960**

Sales Prices before Subsidy

1 BR Condo	$180,000
2 BR Condo	$200,000
2 BR House	$210,000
3 BR House	$230,000
Cost of Sales	5%
Subsidy for 80% Units	$70,000
Subsidy for Habitat Units	$100,000
Mill Rate	0.01235
Total Annual Tax Revenue	$124,735
Stabilized TIF Value yrs. 6-20	$106,025
Debt Service Coverage ratio	1.15
Maximum TIF Payment	$92,195
Minimum Taxes to Town	$32,540
Shift (50%=Revenue Neutral)	85%
Total Project Valuation	$10,100,000

$106,025 check

Check

Total Income	$9,055,149
Total Expenses	$10,079,899
Cumulative NOI	-$1,024,750

$0 check

less

Check

Cumulative NOI	-$1,024,750
Cumulative Interest	-$342,210

plus

Bond Rate (BAA)	**4.50%**
Remaining TIF term (-5 years)	25

TIF value going forward[1]	**$1,367,093**
TIF Surplus/Deficit after 20 years	**$133**

[1]Level of debt supported by a stabilized TIF payment shown in cell K21 and DSCR in cell K31

Pay back period if TIF = value in cell K22 **30 years**

	Phase 1	Phase 2
Valuation by Phase	3,440,000	6,660,000
Mil Rate	0.01235	0.01235
Tax Shift	85%	85%
TIF Income Yr 1	36,111	69,913

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
TIF Income from Phase 1	-	18,056	36,111	36,834	37,570	38,322	39,088	39,870	40,667	41,481	42,310	43,156	44,020	44,900	45,798	46,714	47,648	48,601	49,573	50,565	51,576	52,607	53,660	54,733	55,827	56,944	58,083	59,245	60,429	61,638
TIF Income from Phase 2				34,957	69,913	71,312	72,738	74,193	75,676	77,190	78,734	80,308	81,915	83,553	85,224	86,928	88,667	90,440	92,249	94,094	95,976	97,896	99,853	101,851	103,888	105,965	108,085	110,246	112,451	114,700
Phase 1 Values						109,633	111,826	114,063	116,344	118,671	121,044	123,465	125,934	128,453	131,022	133,642	136,315	139,042	141,822	144,659	147,552	150,503	153,513	156,583	159,715	162,909	166,168	169,491	172,881	176,338

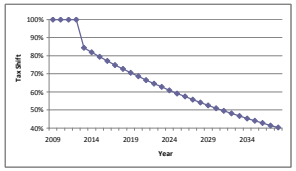
NPV @ 8%	8%	$427,343
NPV @ 6%	6%	$545,884
NPV @ 10%	10%	$342,936
Phase 2 Values		
NPV @ 8%	8%	$867,175
NPV @ 6%	6%	$1,075,356
NPV @ 10%	10%	$714,698
Total TIF Values		
NPV @ 8%	8%	1,294,517
NPV @ 6%	6%	1,621,240
NPV @ 10%	10%	1,057,634

Stabilized Period

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
project valuation	10,100,000	10,403,000	10,715,090	11,036,543	11,367,639	11,708,668	12,059,928	12,421,726	12,794,378	13,178,209	13,573,555	13,980,762	14,400,185	14,832,191	15,277,156	15,735,471	16,207,535	16,693,761	17,194,574	17,710,411	18,241,723	18,788,975	19,352,644	19,933,224	20,531,220	21,147,157
mill rate	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235	0.01235
stabilized debt service payment	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500	91,500
debt coverage ratio	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15
taxes dedicated to tif pre DCR	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225	105,225
shift needed to pay debt service	0.84	0.82	0.80	0.77	0.75	0.73	0.71	0.69	0.67	0.65	0.63	0.61	0.59	0.57	0.56	0.54	0.53	0.51	0.50	0.48	0.47	0.45	0.44	0.43	0.41	0.40

annual % increase in valuation	3%
debt coverage ratio	1.15
average tif shift over life of tif	65%

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Shift	100%	100%	100%	100%	84%	82%	80%	77%	75%	73%	71%	69%	67%	65%	63%	61%	59%	57%	56%	54%	53%	51%	50%	48%	47%	45%	44%	43%	41%	40%



2009	100
2010	75
2011	50
2012	25

Town of Falmouth
Parks and Public Works Department

101 Woods Road
Falmouth, ME 04105
Ph. - 207-781-3919
Fax - 207-781-7465

Date: January 5, 2009

To: Theo Holtwijk, Community Development Department

From: Jay Reynolds, Assistant Director or Parks and Public Works

Re: Annual Operating Costs for the Workforce Housing Project-Woods Road

Below are estimated operational costs associated with the above-stated project. This estimate is preliminary and is based on certain assumptions, so actual costs may vary.

Capital (road resurfacing):	$ 3,080	Annual allocation to cover 15-year cycle
Sidewalk resurfacing:	$ 590	Annual allocation to cover 15-year cycle
Curbing:	$ 1,300	Annual allocation to cover 15-year cycle
Catch Basin Cleaning:	$ 490	14 basins at $35/basin
Stormwater/Environmental:	$ 500	Annual DEP requirements
Lighting:	$ 350	3 lights @ $9.60/mo./light
Roadside Mowing:	$ 250	Includes labor and equipment
Trash/Recycling services:	$20,500	Includes both curbside and recycling containers
Winter Op.'s (snow removal)	$ 1,850	Includes labor, equipment, and material
Total Costs	**$28,910**	

Please contact me if I can be of further assistance.

To: Amanda Stearns, Ethan Croce

From: Kevin Bunker

Re: Falmouth Workforce Housing Site Plan

The purpose of this memo is to outline possible areas of conflict between current standards for the site and the proposed site plan. The format of this memo will be first the relevant page and quotation from the Falmouth Zoning and Site Plan Review Ordinance or Land Subdivision Ordinance, followed by some brief comments in italics.

Zoning and Site Plan Review Ordinance

(page 33)

Permitted Structures and Uses:
7. Multiplexes as part of a mixed use development
10. Residential planned developments as part of a mixed use development

We are not proposing a mix of uses.

(page 34)

"MUC" Mixed Use Cluster

	Min. Lot Area (Sq ft)	Min. Lot Width	Max. Lot Coverage	Min. Setbacks			Min. net residential area per dwelling unit (sq ft)
				Front	Side	Rear	
Single family detached & Accessory dwelling units	20,000	125 ft.	20%	25	20	40	10,000 with public sewerage or 20,000 w/o public sewerage
All other uses	--	200 ft.	30%	50	25	25	20,000 w/o public sewerage

The minimum lot size/net residential area calculation may or may not be show a need for relief; see below. With regards to setbacks, MUC zoning requires 25' front setback for single family residential. In DC proposal houses are oriented to the street and may be within the setback. 50 foot setback required for multiplex may similarly be an issue to be fine-tuned going forward.

Density: MUC allows: 18 MF units x 10,000 sf/unit = 180,000 sf
30 SF units x 20,000sf/unit = 600,000 sf
Total 780,000 sf = 17.9 acres needed
Net residential according to SYTDesign = 18.2 acres available
DC proposal may be buildable under existing zoning.

(pages 77-78)

5.5 Off-Street Parking
(1) Dwellings
a. Single Family 2 parking spaces for each dwelling unit

b. Multiplex 2.5 parking spaces for each dwelling unit.

DC proposal contemplates fewer parking spaces for multiplexes.

(page 81)

5.9 Multiplex
a. A dwelling in a multiplex shall contain no more than six (6) dwelling units. In a site with more than one multiplex, dwellings shall contain an average of four (4) or fewer dwelling units.

b. In order to integrate open space within a multiplex site, multiplex buildings shall be located at least two hundred (200) feet apart.

DC proposal shows 4.5 dwelling units per building. They are not 200 feet apart.

(page 100)

5.36 Residential Growth Permit

c. Exemption - The following are exempt from the provisions of this section and the requirement to obtain a residential growth permit.

(4) The construction of any dwelling unit meeting the definition of affordable housing.

The definition of affordable housing in the ordinance is at or below 80% of median; DC proposes up to 120% of median and would thus not be exempt from the growth permit requirement. May or may not be an issue; perhaps definition in ordinance should be adapted to meet Town's stated goals for site.

(page 159)

9.28 Other Landscaping Requirements
a. Parking Area Landscaping. In addition to all other requirements, landscaping shall be required in all districts on any site where the aggregate required off-street parking or storage of motor vehicles exceeds ten (10) parking spaces. For each twenty-four (24) parking spaces there shall be required, adjacent to the parking spaces or within the parking lot, three (3) canopy trees, two (2) understory trees, and ten (10) shrubs.

Parking lot for multiplexes does not contemplate additional trees planted in order to preserve the maximum area in its natural state.

<u>Land Subdivision Ordinance</u>

(pages 38-41)

c. Subcollector - A street whose principal function is to provide access to abutting

properties, but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least 26 but not more than 100 dwelling units, and is expected to, or does handle, between 260 and 1000 trips per day.
d. Local - A street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least 10 but no more than 25 dwelling units, and is expected to, or does handle, between 100 and 250 trips per day.

While a specific road design has not been proposed, designation of the access road as a "local" street rather than a "subcollector" will enhance the ultimate affordability of the development. The Phase 2 portion of the access road shows it will accommodate 30 units, 5 more than the maximum allowed for a local street. The portion of the access road which will serve both phases will accommodate all 48 units.

NOTE: Town stormwater requirements have been reviewed by our engineer, Lee Allen of Northeast Civil Solutions. His conclusions are attached as a separate memo.

Memorandum

Date: 12/17/2008

To: Kevin Bunker

From: Lee Allen

RE: Falmouth Workforce Housing – Stormwater

Northeast Civil Solutions (NCS) reviewed the Town of Falmouth Stormwater criteria and has verified the stormwater management criteria. Appendix 7 of the Subdivision Ordinance (see attached) specifies the design criteria to be used when sizing detention ponds. In Falmouth, all stormwater facilities must be designed to the 100-year storm event. Based on the size of this project it will trigger a Site Location of Development Application (SLODA) under this permitting process the Maine DEP requires that the stormwater infrastructure be designed to the 25-year storm event.

A rough "back of the envelope" calculation was completed to determine the difference in volume between a 25 and 100-year storm event. The results indicate a volumetric difference between the two storm events of 15%-20%. Assuming that stormwater infrastructure costs may be between $300,000 and $500,000, it is possible that a savings of $30,000-$50,000 could be realized with a reduction in the stormwater detention requirement.

Further review of the Appendix 7 indicates that all stormwater pipe be Reinforced Concrete Pipe. A further savings of approximately 30-40% per lineal foot could be realized if HDPE (High Density Polyethylene) Pipe can be substituted in place of concrete pipe.

DRAFT

Date: January 22, 2009

Meeting Minutes

RE: Falmouth Workforce Housing

Meeting Attendees: Ethan Croce, Amanda Stearns, Tony Hayes, Jay Reynolds, Kevin Bunker, Lee Allen

The development team met with members of the Town of Falmouth Planning Staff and Public Works Department to discuss the work force housing project as it relates to the current Town of Falmouth ordinances. The following items were discussed:

- Conservation Zoning (how close this project, as presented, comes to it)
- Draft Natural Resource Zoning
- Stormwater Management
- Road Design (Local vs. Subcollector)
- Wetland Designation
- Vernal Pools

Conservation Zoning

The development team was asked to work with staff to determine how well the project, as presented, fits within the Conservation Subdivision provisions of the Town. The key density metrics in conservation zoning are allowable number of units, minimum lot size (10,000 sf) , and percentage of common open space required (50% of net residential area plus unsuitable areas). It was estimated that approximately 66 units would be allowed under conservation zoning. Preliminary calculations indicate that with a 10,000 sf lot size for the single family and duplex units, and assumptions made for the boundaries of the police station lot and the phase 1 condominium lot, the project as presented would come very close to preserving the required amount of total common open space. It thus appears that the existing Conservation Zoning Ordinance is a reasonable framework from which to develop a rezone request for the parcel pending resolution of some technical zoning details and additional site analysis using the Four Step Design Process.

Draft Natural Resource Zoning

Ethan and Amanda discussed the new Natural Resource Zoning, likely to be adopted in Summer of 2009. The new zoning could affect this project depending on the timing of the site plan submittal. If the workforce housing project falls under this zoning, setbacks from wetlands, vernal pools, and streams would need to be revisited. At this time the draft language of the ordinance is very rough and difficult to apply at this time. . One potentially problematic issue was that Falmouth plans on a different vernal pool classification than the state. There could potentially be a three tier designation (significant vernal pool, vernal pool, and potential vernal pool). This could affect the project because even though follow-up work by Normandeau Associates indicates no

significant vernal pools on the property, Falmouth's middle tier of "vernal pool" is defined as any pool with any evidence of breeding activity and includes a 100-foot no disturbance area in certain instances. The Vernal Pool Survey included with the RFP and performed by Statewide Surveys indicated egg masses in some pools. The vernal pool survey does indicate egg masses were found in Wetlands C, D, and G and strict observation of a 100' no disturbance buffer around these areas would render the current site plan, and possibly any site plan, unbuildable. Clarification on this issue going forward is a high priority.

Stormwater Management

The stormwater management requirements were discussed with the group, specifically the discrepancy between the DEP and Town regulation for flooding. The Town requires that the volume from the 100-year storm be managed on-site, while the DEP requires that the 25-year storm volume be stored on-site. The Town of Falmouth may accept this reduction provided that the development team can prove that the flows from the site during a 100-year storm event do not negatively impact downstream development. Within the watershed the Outlet of the Woodlands Detention Pond and all culverts carrying Scitterygusset Stream (specifically problem with culverts by Nina's Store) must be considered and no significant impacts may be realized.

Although current Falmouth regulations have not been updated with respect to pipe materials that are acceptable to the Town it was determined in the meeting that Reinforced Concrete Pipe (RCP) would only be required for street crossings and the High Density Polyethylene (HDPE) could be used for all other piping situations.

Any stormwater permit received in Falmouth will require annual post construction monitoring.

Road Design

The road standards outlined in the Falmouth regulations state that the dimensions of the road correlate to the traffic generated by the development. The development team requested relief from strict adherence to these standards in order to have less of an impact on the natural setting of the site, reduce environmental impacts, calm traffic, and reduce costs (thus enhancing affordability of the development). These benefits are all in keeping with the shared vision for the project. During the discussion, it was pointed out that since different sections of roadway serve different numbers of units, in the end it may be more than one road standard which must be met, depending on the section of road.
The design width of the road was discussed and there was support from the Town staff to reduce the width of the road to 22 feet from curb to curb. It was pointed out that, ultimately, only the Planning Board and/or Town Council have the authority to determine what road design will be used, and that the current ordinance standards may not support a 22 foot road width. With the reduction in width, Town staff suggested that a minimum four foot sidewalk be constructed on one side and that street trees (non-invasive) and street lighting be added. Precedents in Falmouth were also discussed that support this level of road design.

It was discussed that road intersections may need to be more of a 90 degree split relative to the current configuration. The 1500' maximum dead end street requirement was discussed and it was pointed out that there is language in the Falmouth ordinance that provides discretionary relief from this standard in conservation subdivisions if necessary to access the site's optimum development sites. Potential connectivity to adjacent sites is impractical for this site due to abutting development, abutting limited access highway, and abutting private country club.

Wetland Designation

Determination of wetland values is required, the development team will research existing wetland studies to determine if this classification has been completed.

Vernal Pools

A study was recently completed that determined no significant vernal pools existed on the site, therefore the DEP does not have jurisdiction over the project. However, the Town of Falmouth has a vernal pool ordinance in place as well as a draft Natural Resource Ordinance that may require setbacks from potential vernal pools. The development team will research the vernal pool studies to determine if the setback requirements will affect the design of the site.

Workforce Housing Project
Concept Site Plan - Vernal Pool Issue
Draft: February 5, 2009 TH rev. 2

Discussion between Amanda, Ethan, Al, and Theo, 2/4/09

On-site Resource Conditions
The site contains two vernal pools, neither of them significant vernal pools.

Existing Zoning Ordinance
Concept Site Plan appears to meet the existing zoning ordinance:

1. Undisturbed buffer of 50 feet between driveways, buildings and vernal pools/high value wetlands (see 5.38.4.A). Can be met.

2. 75 feet setback between structures and vernal pools/high value wetlands (see 5.38.4.B). Can be met.

Proposed Natural Resource Amendments
Concept Site Plan appears to meet the Proposed Natural Resource Amendments, with provisos below:

1. Use issue: Council needs to see its way through the following issues:
    a. Allowing duplex and multi-family use in MUC zone. Currently these are only allowed in MUC as part of mixed use development (see 3.8). No mixed use is proposed;
    b. Allowing Resource Conservation Subdivision with duplex and multi- family uses as it currently applies only to single-family developments (see 3.13.2)
        i. In 2007 Kevin O'Rourke proposed duplex development as part of a Resource Conservation Subdivision in the Farm and Forest Zone development. Duplex use is not allowed in either FF or RCOZ. O'Rourke informally approached CDC and CPAC, but neither wanted to pursue this proposal. This may be due to FF location. Does the workforce housing project warrant a different response?
    c. Allowing Resource Conservation Subdivisions in the MUC district.
    d. Alternatively, allowing rezoning of the parcel would address a-c as well.

2. Setback of 100 feet is to be maintained between vernal pool and structures or alterations (see 5.1.7.2.B.2). This may not be able to be met, but will come close.

3. However, Planning Board may allow alterations in MUC if five (design) criteria are met (see 5.1.4.D). Those criteria appear reasonable and the project should be able to achieve that.
    a. LPAC may envision that this allowance would apply only to commercial uses in the commercial zones, such as MUC, but the current draft does not specify that. LPAC may yet revise this.

b. Site needs to be checked out for “unique or irreplaceable natural resources”, “rare, significant, or endangered species habitat” and “character trees” (yet to be defined) (see 5.1.4.D.3). At this time none are anticipated to be present.
c. Compensation depending on the level of impact may be required. (see 5.1.4.D.5) This can be added to the project cost or the Council may decide to waive this, along with application fees, etc.
d. The close proximity of the multi-family units to the adjacent wetland at the front of the site will require the applicant to demonstrate that the project design “is necessary to access the site or to the design of the project or would result in a reduction of negative impacts to the natural resources and their areas of concern” (see 5.1.4.D.1). This seems reasonable.

Town Salaries (minus top 20, no school)

Hourly	Weekly	Annually
23.5000	940.00	48,880
23.3800	935.20	48,630
23.2800	931.20	48,422
22.7100	908.40	47,237
22.6000	904.00	47,008
22.5000	900.00	46,800
22.2500	890.00	46,280
22.0000	880.00	45,760
21.8500	874.00	45,448
21.8500	874.00	45,448
21.8500	874.00	45,448
21.8500	874.00	45,448
21.8500	874.00	45,448
21.8500	874.00	45,448
21.7300	869.20	45,198
22.7100	681.30	35,428
21.3200	852.80	44,346
20.6000	824.00	42,848
20.5700	822.80	42,786
20.5700	822.80	42,786
20.5700	822.80	42,786
19.5600	782.40	40,685
19.2500	770.00	40,040
19.1028	764.11	39,734
18.9000	756.00	39,312
18.7500	750.00	39,000
18.4000	736.00	38,272
18.4000	736.00	38,272
18.3215	732.86	38,109
18.3200	732.80	38,106
18.0300	721.20	37,502

Hourly	Weekly	Annually
17.8400	713.60	37,107
17.5600	702.40	36,525
17.5000	700.00	36,400
17.2100	688.40	35,797
17.2100	688.40	35,797
17.2100	688.40	35,797
17.2100	688.40	35,797
17.0000	680.00	35,360
16.8269	673.08	35,000
16.7400	669.60	34,819
16.6335	665.34	34,598
16.6300	665.20	34,590
16.3835	655.34	34,078
16.3800	655.20	34,070
16.2700	650.80	33,842
16.1500	646.00	33,592
16.1500	646.00	33,592
16.0623	642.49	33,410
16.0623	642.49	33,410
16.0000	640.00	33,280
15.8600	634.40	32,989
15.5500	622.00	32,344
15.5500	622.00	32,344
15.5000	620.00	32,240
15.5000	620.00	32,240
15.4300	617.20	32,094
15.4200	616.80	32,074
15.2200	608.80	31,658
15.2200	608.80	31,658
15.0000	600.00	31,200
14.7500	590.00	30,680
14.3400	573.60	29,827

School Salary Info

This is a range of the "lower end" positions on the school side.

Teacher with no experience - $33,057 per year
Ed Tech with no experience (school year position) - $19,776 per year
Custodian with no experience (full year position) - $27,790
Bus Driver with no experience (school year position at 30 hours/week) - $18,480
School year secretaries would come in slightly higher than a custodian..

Source:
Dan O'Shea
Director of Finance & Operations
Falmouth Public Schools

APPENDIX

FALMOUTH POLICE 2006 - 2009 Salary Schedule

POSITION POLICE OFFICER	STEP	7/1/2004 5% SIGNING BONUS	7/1/2005 3%	7/1/2006 3%	7/1/2007 3%	7/1/2008 3%
After six (6) months	1	$15.59	$16.06	$16.54	$17.04	$17.55
One (1) year	2	$16.33	$16.82	$17.32	$17.84	$18.38
Two (2) years	3	$17.29	$17.81	$18.35	$18.90	$19.46
Three (3) years	4	$17.82	$18.35	$18.90	$19.47	$20.05
Five (5) years	5	$18.83	$19.39	$19.97	$20.57	$21.19
Ten (10) years	6	$19.99	$20.59	$21.21	$21.85	$22.50

POSITION DISPATCHER	STEP	7/1/2004 5% SIGNING BONUS	7/1/2005 3%	7/1/2006 3%	7/1/2007 3%	7/1/2008 3%
After six (6) months	1	$14.48	$14.91	$15.36	$15.82	$16.30
One (1) year	2	$14.76	$15.21	$15.66	$16.13	$16.62
Two (2) years	3	$15.18	$15.64	$16.11	$16.59	$17.09
Three (3) years	4	$15.41	$15.88	$16.35	$16.84	$17.35
Five (5) years	5	$15.75	$16.22	$16.71	$17.21	$17.73
Ten (10) years	6	$16.31	$16.80	$17.30	$17.82	$18.35

FALMOUTH PUBLIC WORKS 2008-2009 WAGE SCHEDULE - **Effective July 1, 2008**

3.0%

POSITION	START WEEKLY	START HOURLY	ONE YEAR WEEKLY	ONE YEAR HOURLY	TWO YEAR WEEKLY	TWO YEAR HOURLY	FIVE YEAR WEEKLY	FIVE YEAR HOURLY
LABORER	512.45	12.81	541.60	13.54	567.68	14.19	579.03	14.48
	12.8113	512.40			14.192	567.60	14.47575	579.20
TRANSFER STATION ATTENDANT	547.11	13.68	576.55	14.41	602.89	15.07	614.95	15.37
	13.67775	547.20	14.41375	576.40	15.07225	602.80	15.37375	614.80
TRUCK DRIVER PLOW OPERATOR	590.69	14.77	627.02	15.68	661.77	16.54	675.00	16.88
	14.76725	590.80	15.6755	627.20	16.54425	661.60	16.875	675.20
MECHANIC I FABRICATOR I	702.83	17.57	740.74	18.52	772.32	19.31	787.77	19.69
	17.5708	702.80	18.5185	740.80	19.308	772.40	19.6943	787.60
BACKHOE HEAVY EQUIPMENT	651.17	16.28	684.92	17.12	723.28	18.08	737.75	18.44
	16.27925	651.20	17.123	684.80	18.082	723.20	18.4438	737.60
LEAD PERSON	691.20	17.28	724.80	18.12	763.20	19.08	777.60	19.44
MECHANIC II FABRICATOR II	716.22	17.91	754.84	18.87	787.03	19.68	802.77	20.07
	17.9055	716.40	18.871	754.80	19.67575	787.20	20.06925	802.80
HEAVY EQUIPMENT TECHNICIAN	966.49	24.16	1018.81	25.47	1063.05	26.58	1082.62	27.07
	24.16225	966.40	25.47025	1018.80	26.57625	1063.20	27.0655	1082.80

LONGEVITY:
AFTER 7 CONTINUOUS YEARS IN BARGAINING UNIT: .25 CENTS PER HOUR
AFTER 10 CONTINUOUS YEARS IN BARGAINING UNIT: .25 CENTS PER HOUR