

Town Council Meeting
March 22, 2010
DRAFT Minutes

The meeting was called to order at 7:00 pm.

Roll Call

Councilor's present and answering roll call: Councilors Libby, Rodden, Armitage, Payne, Breen, Chase and Pierce were present and answering roll call.

Public Forum

Chair Breen opened the Public Forum.

Michael Doyle 3 Shady Lane, spoke of the upcoming school budget.

John Graustein 57 Waites Landing Road, spoke of the student's teacher ratios and class size.

John Winslow Gray Road commented on the difficulty using the online mooring application and the user credit card fee.

William Gardiner Underwood Road spoke of the school budget and the differences in the savings proposed and the upcoming Budget Validation Referendum. .

Chair Breen closed the Public Forum.

Councilor Libby motioned to waive the rules to add an item to the consent agenda.

Councilor Armitage seconded. Motion carried 7-0.

**Item 1 (a) Order to approve the minutes of the February 8, 2010 Town
(Consent Agenda) Council Special Meeting and Workshop.**

**Item 1 (b) Order to approve the minutes of the February 22, 2010 Town
(Consent Agenda) Council Meeting.**

**Item 1 (c) Order to accept a proposal from Runyon Kersteen and
(Consent Agenda) Ouellette to perform the annual financial audit.**

**Item 1 (d) Order to rescind the March 8, Introduction on an amendment
to the Zoning and Land Use Ordinance to amend the definition
of recreational vehicle and how they are stored and postpone
the public hearing scheduled in April.**

Councilor Armitage motioned to approve the Consent Agenda; Councilor Libby seconded. Motion carried 7-0.

Councilor Libby will be re- introducing the RV Ordinance at a future meeting and a new public hearing will be held to address the changes.

Item 2 Report from Council Committees and liaisons regarding updates on assignments.

The Councilors gave their monthly updates.

Councilor Pierce reminded everyone that the joint presentation of the school and town budgets and public forum will be held on March 31.

Chair Breen announced the Communities Facility will be holding a second public forum on April 5, in the Mason Gymnasium at Plummer-Motz School. The Committee will be presenting their draft recommendations and soliciting feedback from the community to bring back to the Council in May.

Councilor Payne reported the Ordinance Committee is working on Subdivision Street Acceptance and will be bringing changes to the Council at the end of April.

Councilor Rodden explained she had received a request from the Friends of the Flyer to announce upcoming events to increase ridership at the Council meetings. Friends of the Flyer is a grass roots organization that has been around since 2003. Councilor Rodden suggested to use her Mass Transit Report as a means of getting the announcement out. The Community Development Committee will be presenting the revised Natural Resource Report on April 12.

Councilor Breen suggested the group could also use the Public Forum to make the announcements.

Town Manager Nathan Poore reported that Maine Department of Transportation will not close Martin Point Bridge for an extended period of time based on public input and letters. Maine Department of Transportation would like to set up a stakeholders group and have asked Portland and Falmouth and other advocacy groups to join. Nathan Poore stated the 10 members from Falmouth would consist of one Councilor, the Town Manager, Parks and Public Works Director, one Public Safety Official, one member of the Chamber of Commerce and “five” at large” members or resident openings. Nathan Poore will be emailing interested residents on March 23.

Item 3 Report from the Appointments Committee and order relative to filling various vacancies on Boards and Committees.

Councilor Pierce motioned to appoint the following:

Susan Gilpin to Open Space Sub-Committee

Heddy Synder to Planning Board as an Alternate Member.

Councilor Payne seconded. Motioned carried 7-0.

Item 4 Public Hearing and order to approve a new victualer license and a new liquor license for the Falmouth Country Club and the Falmouth Country Club Snack Bar.

Chair Breen opened the public hearing. There was no public comment.

Councilor Armitage motioned to approve a new victualer license and a new liquor license for the Falmouth Country Club and the Falmouth Country Club Snack Bar. Councilor Pierce seconded. Motion carried 7-0.

- Re-occupancy of the current vacancies in the existing shopping center has a high priority, but should follow the guidance of an updated master development plan. This may involve demolition and redevelopment of the existing vacant portions of the building.
- Creation of a walkable, pedestrian friendly Town/Village Center with a mix of uses in smaller scale buildings should be pursued.
- Any development at FSC property should be required to minimize negative impacts on residential areas and protect the natural environment as much as possible.

Footprint Limitation

- Single-tenant retail uses should be a permitted use with a maximum footprint of 60,000 sf and a conditional use with a maximum footprint of 90,000 sf at FSC property.
- Buildings with multiple tenants at FSC property would be a permitted use with a footprint cap

of 90,000 sf (as long as no single tenant exceeds a maximum footprint of 60,000 sf). A footprint cap of _____ sf is a conditional use and requires specific design standards to be met.

Mix of Uses

- A mix of uses as part of any development should be pursued at FSC property.
- Residential units that are part of a mixed use building are viewed favorably.

Uses

• Preferred uses within the FSC development include small-scale retail uses, sit-down restaurants (without drive-thru service), residential uses as part of mixed-use buildings, medical and business offices, free-standing post office, mid-scale retail uses, banks and credit

unions, and research/lab facilities.

- Hotels, auto service centers, and affordable housing such as apartments or low-cost condos, are considered appropriate at the FSC property.
- Uses with drive-through services, such as restaurants and coffee shops, banks and credit unions, and pharmacies should not be allowed at the FSC property.
- Automobile sales/car dealerships should not be allowed at the FSC property.

Building Heights

- Building heights should be between two and four stories at the FSC property.
- There should be a mix of building heights.
- All buildings within the development should have at least two usable stories.

Transportation

- Pedestrian and bicycle facilities should be required within the FSC development and links should be made to the Route One sidewalks and the nature preserve or Route 88. There is support for the use of an internal street(s) within the development
- Parking should be required to be minimized and located in small lots that are hidden from view including to the side or rear of buildings.

Ramp Facts:

- Ramp carries only a small amount of traffic
- May be possible to eliminate it
- Replace ramp and overpass with at-grade intersection

channels play a significant role in the Town of Falmouth; Whereas, PEG channels are a unique and valuable resource for local information and discourse for the residents of Falmouth, Maine; and Whereas, PEG channels televise local government meetings, including Town Council, Planning Board, School Board and Zoning Board, so that citizens are informed about the actions taken by local elected officials; and Whereas, PEG channels contribute to the democratic process by providing opportunities for candidates and others to discuss local issues during election campaigns; and Whereas, PEG channels provide a window through which residents can view the diversity of cultures, recreational activities and artistic endeavors in their local community; and Whereas, PEG channels reflect the unique identity of the communities they serve; and Whereas, it is important to preserve PEG channels and funding for PEG channels, and to ensure that the channels continue to be available to the entire community to serve the residents of Falmouth, Maine; and Whereas, HR 3745, the Community Access Preservation Act, addresses critical and immediate threats to PEG. Now therefore it be resolved by the Town Council of the Town of Falmouth, Maine, in Town Council assembled, as follows:

1. that the Falmouth Town Council supports immediate passage of HR 3745; and
2. that the Falmouth Town Council calls on our Congressional delegation to take all possible actions in support of the passage of HR 3745, including but not limited to endorsing, co-sponsoring and voting for HR 3745, and to work for its rapid passage.

Adjourn

Councilor Armitage motioned to adjourn Councilor Libby seconded. Motion carried 7-0.

Meeting adjourned at 9:37pm.

Respectfully submitted,

Ellen Planer
Town Clerk