

**Town Council Special Meeting and Workshop**  
**July 12, 2010**  
**DRAFT Minutes**

**Roll Call**

All Councilors were present and answering roll call.

Councilor Payne announced that the Falmouth High School Class of 1945, the last class to graduate from what is now the Plummer-Motz School, will have their class reunion on Saturday, July 17 at the American Legion.

**Item 1** Presentation by Steve Woods of TideSmart Global, 380 US Route  
**(Workshop)** One, for consideration of Zoning and Site Plan Review Ordinance changes to accommodate signs on Route One.

Tom Greer of Pinkham and Greer passed a package of information to the Council and presented the proposal. The current ordinance requires signs along Route 1 to be 100 feet apart. They want to be able to put signs on either side of their site entrance to make it less plain. They also want to reduce the setback for signs along the roadway. The right of way for Route 1 is 100 feet wide, and they feel that putting signs 15 feet back from the right of way doesn't provide the visibility you would typically expect.

Steve Woods explained the timeframe they are working under, and explained that he felt this was a design issue as well as a public safety issue, to make it easier for the public to see his entrance.

At Councilor Pierce's question, Mr. Greer clarified that this proposed ordinance was only intended for the Business Professional (BP) district of town, which is on Route 1 north of Bucknam Road.

Councilor Breen asked the members of the CDC committee how this related to the work on the Route 1 study. Councilor Rodden said they are separate issues.

The issue was referred to the Ordinance Committee.

**Item 2** (ITEM REMOVED) Order to adopt the Natural Resources amendment to the Zoning and Site Plan Review Ordinance, the Subdivision Ordinance and the Land Use Fee Schedule.

This item will be scheduled for a future meeting.

**Item 3** Order to adopt the Street Acceptance Ordinance, amended Land Use Fee Schedule and the Street Connectivity Policy.

Amanda Stearns, Community Development Director, explained some of the changes that have been made to the proposed ordinance, including changing the numbering of the sections, and including the language of the proposed street connectivity policy into the ordinance language. This order also amends the Land Use Fee Schedule. She explained that these changes are not substantive enough to warrant another public hearing.

Councilor Breen moved to adopt the amendment dated July 12, 2010, to repeal sections 14-51 through 14-59 in their entirety and enact 14-60 through 14-65. She stated that, while this has some slightly different language from the originally proposed ordinance amendment that was introduced and for which a public hearing was held, staff and the Council have found them to not be substantive enough to warrant another public hearing. Councilor Armitage seconded.

Councilor Chase asked if this required 65% build out. Mrs. Stearns said it does.

Councilor Payne asked about the connectivity policy encouraging developers to reduce vehicle emissions and air pollution and provide a variety of travel choices to residents. He wondered if the Planning Board would feel comfortable trying to quantify these. He didn't want projects to be killed by trying to fit these requirements.

Councilor Rodden was also concerned with these, and wondered if staff could draft up a checklist to help developers meet these standards.

Councilor Breen suggested a change to the language rather than sending it back to staff.

Nathan Poore, Town Manager, said these were not standards to be met at the Planning Board level, but at the Council level at the time of acceptance.

Mrs. Stearns said that developers can choose to propose dead-end streets. They are required to provide a paper street connection.

Councilor Breen said that people can still build subdivisions with dead-end streets, but this policy makes it clear that the Town does not want to accept dead-end streets due to the cost of maintaining them. She thought they could amend the language to say "attempt to reduce vehicle emissions" or they could strike it.

Councilor Armitage wondered if these are goals instead of standards. He felt that they could strike d, e, and f and those items are still included in the other categories.

Councilor Breen would like to add "bike" to 14-64 6. h "trail and pedestrian".

Councilor Armitage moved to strike sections 14-64 6. d, e, and f, amend 14-64 6. h to read "trail, bike and pedestrian connections" and re-letter accordingly. Councilor Pierce seconded.

Councilor Rodden still didn't feel it was very firm.

Amendment passed 6-1 (Rodden).

Councilor Armitage moved the original question.

Motion carried 6-1 (Rodden).

Councilor Armitage moved to adopt the amendments to the land use fee schedule. Councilor Pierce seconded. Motion carried 7-0.

**Item 4** Request to refer RV and Boat Storage Amendment to the Ordinance  
**(Workshop)** Committee.

Councilor Chase explained his reasoning for wanting this amendment to be referred to committee. Councilor Pierce agreed with Councilor Chase and would like to see it sent to committee.

Councilor Rodden moved to refer the RV and Boat Storage ordinance to committee as requested by Councilor Chase. Councilor Pierce seconded. Motion carried 6-1 (Armitage).

Councilor Rodden moved to waive council rules to take Item 6 out of order. Councilor Pierce seconded. Motion carried 7-0.

**Item 6** Report from Councilor Rodden regarding a proposed Metro Bus Route 7  
**(Workshop)** schedule amendment.

Councilor Rodden explained that this was a change of schedule to allow residents of the Foreside to have more access to the bus during the day. This would move the 10:55 and 1:55 stops from OceanView to the Foreside. The 3:55 stop would be moved from the Foreside to OceanView. She has spoken with residents who felt the route as designed was strictly for commuters. She felt it was important to have a schedule that meets the needs of the riders as best as they can. She has met with residents of OceanView about this proposed change. She felt they needed a public hearing, to hear from as many riders as possible. The METRO Board would have to consider this. They don't meet until July 28.

A public hearing will be scheduled for July 26.

**Item 5** Presentation by Community Development Director Amanda Stearns on the  
**(Workshop)** current provisions in the Zoning and Site Plan Review Ordinance regarding Net Residential Area and the requirements of the Resource Conservation Overlay District.

Mrs. Stearns gave a detailed explanation of the current ordinance requirements and answered question from Councilors.

Councilor Chase explained what he will propose for ordinance amendments and his reasons for those. He will introduce this at a future meeting.

**Item 7** Discussion about future Council agendas, including the Council retreat.  
**(Workshop)**

Nathan Poore discussed upcoming items for the Council agendas as well as the Council retreat.

The Council discussed potential topics for the Council retreat agenda and the orientation.

**Adjourn**

Councilor Armitage moved to adjourn, Councilor Pierce seconded. Motion carried 7-0.

Respectfully submitted,

Melissa Tryon  
Recording Secretary