

**FCC Input to Proposed Falmouth Town Council Ordinance Amendments
Introduced by Councilor Fred Chase, July 26, 2010**

Consistent with surveys over the past two decades, a large majority of Falmouth residents have said they want their town to have significant amounts of open space in the future, and in November 2007 68% of Falmouth residents voted to support a \$5.0 million bond that was dedicated to Open Space acquisition. Likewise, Town Council adopted the Open Space plan (*The Greening of Falmouth*) in the summer of 2006, after a public hearing in which 95% of the participants said they agreed or strongly agreed with the vision proposed in the plan. These surveys and votes clearly demonstrate Falmouth's support for Open Space.

With the consistent input from Falmouth residents, the Conservation Zoning Ordinance was developed to preserve open space. The conservation zoning approach that Falmouth adopted was developed from the recommendations conceptualized by Randall Arendt. Mr. Arendt has promoted the concept of conservation zoning to effectively rearrange the development on a parcel so that half (or more) of the buildable land is set aside as open space. Using this approach, the same number of homes can be built in a less land-consumptive manner. This approach allows the balance of the property to be protected as open space and potentially added to an interconnected network of community green spaces.

The implementation of Conservation Zoning with the resultant 50% of open space is both consistent with the *Greening of Falmouth* and the majority of Falmouth voters over the last 20 years. For these reasons, the Falmouth Conservation Commission (FCC) does not support any amendments reducing the amount of open space that is set aside as part of the Conservation Zoning subdivision process.

The FCC does not oppose changes to the minimum net residential area proposed for Farm and Forest District, Residential A, Residential B District, and Residential C District areas.

Town of Falmouth Conservation Commission – January 3, 2011
Chair, Mel Dickenson