



Town of Falmouth Community Development Department
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Memorandum

Date: January 20, 2011
To: Town Council
From: Amanda L. Stearns, Community Development Director
Cc: Nathan A. Poore, Town Manager
Re: Community Development Committee Recommendations on amendments to the Zoning and Site Plan Review Ordinance regarding amount of open space required in the RCZO and calculation of net residential area.

The enclosed documents include:

1. Introduction letter from Fred Chase, July 24, 2010
2. Recommendation from the Planning Board
3. Recommendation from the Conservation Commission
4. Recommendation from LPAC
5. Amendment language

The Community Development Committee was charged in August 2010 by the Council to review and make a recommendation regarding the proposed amendments. As part of that review, the CDC requested input from the Conservation Commission and the Long Range Planning Committee.

After deliberation and review of the input, the Committee recommends the following:

1. The two subjects of the amendment, percent open space and calculation of net residential area, be voted separately. It is understood that Councilor Chase is in favor of this. The two areas address distinct areas of the ordinance and not dependent on each other. The language presented in this packet differs from the originally introduced language only by the order of the language. The section addressing the open space calculation has been moved to the top and the remainder language concerning net residential area follows.
2. There is no consensus regarding the amendment for the reduction in the percent open space required.
3. There is consensus for passage of the amendments regarding net residential area.