

From: Ethan Croce  
Sent: Monday, September 13, 2010 12:04 PM  
To: Ellen Planer  
Cc: Amanda Stearns; Melissa Tryon; Nathan Poore  
Subject: Planning Board MRA Hearing - Proposed amendments re: Net Residential Area and Common Open Space

Ellen,

At its September 7, 2010 meeting, the Planning Board, acting as the Town's designated Municipal Reviewing Authority, held a public hearing on proposed amendments to the Zoning and Site Plan Review Ordinance relative to net residential area requirements and requirements for common open space in conservation subdivisions.

There was no comment received at the public hearing.

The Planning Board voted 3-1 to recommend that the Town Council not approve the proposed ordinance amendments as drafted.

Some Board members expressed concern about the magnitude of the changes being proposed, especially with respect to the proposed reduction in the amount of common open space required for conservation subdivisions. Some Board members felt that a great deal of time and effort was put into developing the conservation zoning program, and that the proposed amendments should take into account the history/background of how the ordinance was originally developed and take into account the overall intent and vision of conservation zoning. Some Board members stated that it would have been helpful to have had some background rationale to justify the proposed changes to the common open space requirements.

Ethan  
Ethan J. Croce  
Senior Planner  
Town of Falmouth  
271 Falmouth Road  
Falmouth, ME 04105  
(207) 781-5253 x-5328  
(207) 781-8677 (fax)  
ecroce@town.falmouth.me.us