



Town of Falmouth Community Development Department
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Date: August 22, 2013
To: Karen Farber
From: Amanda Stearns, Community Development Director
Jay Reynolds, Public Works Director
Cc: Town Council
Nathan Poore, Town Manager
Planning Board
Ethan Croce, Senior Planner
Justin Brown, Code Enforcement Officer
RE: Minor Site Plan Review Amendment – recommendation for amendment

After further review and work on the adoption and implementation of stormwater quality treatment and the use of LID (Low Impact Development) techniques for improving and maintaining water quality, we recommend the increase of the total impervious surface threshold under Section 9.1.2.f from 2,000 to 4,000 square feet in a ten year period. This threshold includes all impervious surfaces including buildings, pavement and other hardened surfaces. With the introduction of the requirement for no negative impact on water quality and the requirement to provide LIDs as part of a project in the VC Districts we feel confident that staff will be able to review and assess proposals.

The current ordinance in all districts except the VC Districts has no prescribed provision for water quality treatment. It is triggered by the 43,560 square foot (one acre) disturbance under Chapter 500 of the DEP rules. Introducing the requirements under Minor Site Plan Review will insure water quality measures for small projects.