Town of Falmouth 2013 Comprehensive Plan

Volume I: The Plan

Draft: July 30, 2013



Draft 2013 Falmouth Comprehensive Plan

Recommendations for Town Council

Prepared by Long Range Planning Advisory Committee

August 26, 2013

Tonight's presentation



- 1. How did we get here?
- 2. What is a Comprehensive Plan?
- 3. What did the committee do?
- 4. What is the Plan's vision?
- 5. What did LPAC produce?
- 6. What are the next steps?



PART 1. HOW DID WE GET HERE?

2008 Charge from Council

- LPAC charge adopted by the Town Council on May 27, 2008.
- LPAC replaced the Comprehensive Planning Advisory Committee (CPAC).
- "LPAC's assignments include, but are not limited to:
 - a. analysis and development of recommended land use policies;
 - b. development and updating of the Comprehensive Plan;
 - c. development of specific recommended actions the Town should take to implement the comprehensive plan;
 - d. development of recommended land use ordinances and regulations and amendments; and
 - e. any other projects as the Council may choose to assign it."

LPAC/LPAC+ Membership

- "Appoint a standing committee of seven (7) town residents" (LPAC)
 - "1 from Planning Board and 6 citizens of the town"
- "Appoint up to 6 additional residents to the standing committee on an ad hoc basis" (LPAC+)
 - "assist with the development or update of the Comprehensive Plan"

LPAC Appointments Made in 2010

LPAC+ Members

- Sam Rudman, Chair
- Sandra Lipsey, Vice Chair
- Paul Bergkamp
- Rebecca Casey
- Hugh Coxe
- Bud French
- Steve Hendry
- Kurt Klebe
- Julie Motherwell
- Rachel Reed
- Jim Thibodeau
- Steve Walker

Council Liaisons

Bonny Rodden, Tony Payne, Terese Pierce, Claudia King

Town committee expertise represented:

- Planning Board
- School Committee
- Board of Zoning Appeals
- Recycling and Energy Advisory Committee
- Economic Improvement Committee
- (former) CPAC
- (former) Trails Advisory Committee
- (former) Comprehensive Plan Committees

Past Planning Efforts

•	1942	First Zoning	Ordinance ad	lopted
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1946 Planning Board established

 1963 Consultants Atwood & Blackwell studied Falmouth comprehensively

• 1981 First official Comprehensive Plan

• 1989 Second Comprehensive Plan

1994 Third Comprehensive Plan

2000 Fourth (Current) Comprehensive Plan

• 2010 LPAC begins to meet

PART 2. WHAT IS A COMPREHENSIVE PLAN?

Maine Growth Management Act (1989)

- 1. Establishes local comprehensive planning and land use management
- 2. Encourages identification of tools to manage future development
- 3. Encourages local land use ordinances
- 4. Incorporates regional considerations
- 5. Provides for state regulation of large development proposals
- 6. Encourages involvement by citizens
- 7. Encourages multi-municipal growth management programs

What is a Comprehensive Plan?

A document developed by a community in accordance with specific State provisions:

- procedures
- goals
- guidelines
- program elements
- required plan elements

State-required Comprehensive Plan elements

- ☐ Vision Statement
- Public ParticipationSummary
- Regional CoordinationProgram
- ☐ Future Land Use Plan

- ☐ Topic Area Components
 - State Goals
 - Analyses
 - Conditions and Trends
 - Policies
 - Implementation Strategies
- Evaluation



PART 3. WHAT DID THE COMMITTEE DO?

What was LPAC's goal?

- Identify issues for next decade
- Propose policies to address these issues
- Propose actions to promote the policies

What did LPAC do?

- since April 2010 met approximately 70 times to develop this plan
- examined the accomplishments of the 2000 Comprehensive Plan
- asked residents what they thought of Falmouth as place to live or do business (and what could be improved)
- studied development trends since 2000

What else did LPAC+ do?

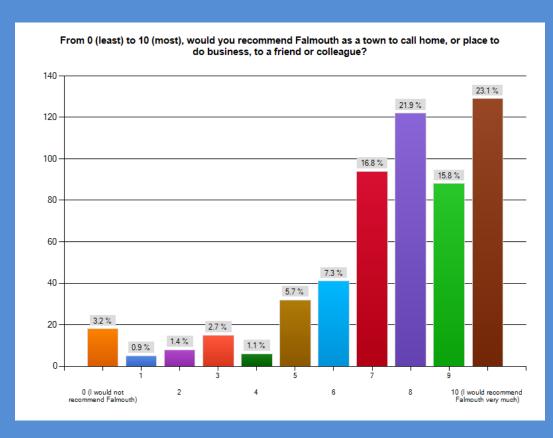
- researched many local and regional plans that have been developed since 2000
- investigated 13 specific topics affecting Falmouth
- conducted a statistically-valid survey of all Falmouth residents and businesses
- sought feedback on 13 draft chapters
- consulted on a regular basis with Town Councilors

Did LPAC consider public feedback?

•	2010	mini survey (553 responses)
•	2010	Contacted all Town committees and known local organizations
•	2011	in-depth, statistically-valid survey (1,077 responses)
•	2012	Survey Monkey feedback on draft chapters (571 responses)
•	2012	discussion with 20 local real estate developers, realtors, and architects
•	2013	conducted Public Hearing on August 5

3-question Mini Survey (2010)

 "From 0 (least) to 10 (most), would you recommend Falmouth as a town to call home, or have a business in, to a friend or colleague?"



• 27-page report

In-depth Survey (2011)

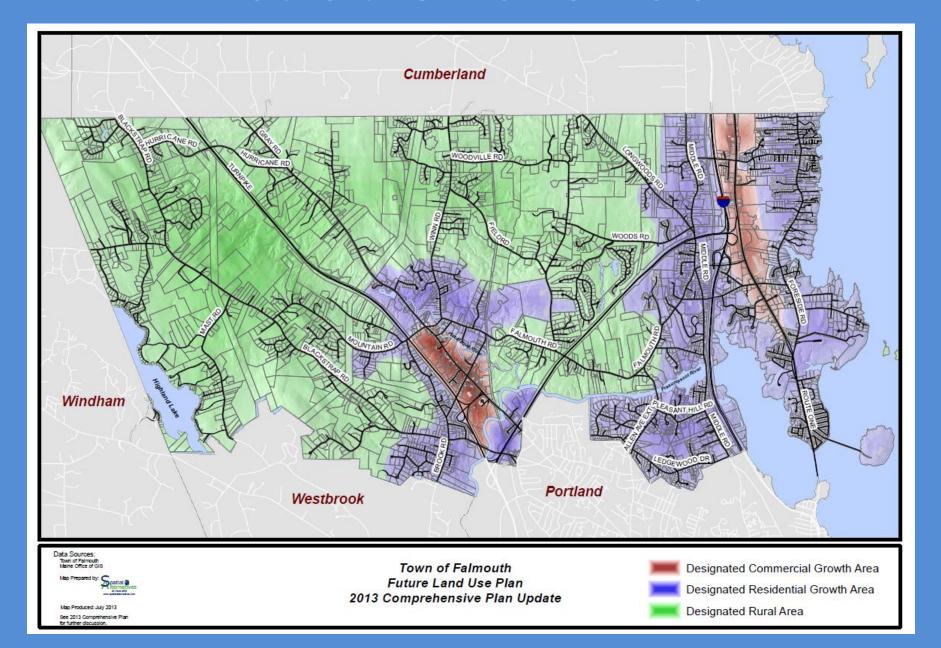
- Letter to each household and each business
- 1,077 respondents completed all or part of the survey (994 on-line, 83 paper)
- 883 completed entire survey
- "a valid measure of the views of Falmouth residents"
- Sampling error +/- 3.3%
- 229-page report
- 500+page report with verbatim comments

PART 4. WHAT IS THE PLAN'S VISION?

What issues drove this Plan?

- 1. Falmouth's tradition of fiscal and management prudence (balanced tax base, low tax rate)
- Falmouth's desire to move the local economy forward; encouraging business development and expansion to the benefit of all residents
- 3. The recognition by LPAC that demographics are changing with the "graying of America" and population diversity
- 4. Falmouth's long passion and commitment to open space, rural character, and outdoor recreation

What is the Plan's Vision?



What are some examples of recommended actions?

 Prepare a joint Route One Development Plan with the Town of Cumberland.

 Establish a bicycle and pedestrian transportation plan that creates a linked network throughout the community.

What are some more examples of recommended actions?

 In cooperation with the Falmouth Land Trust, initiate a dialogue with private forest lot owners about how the Town can support them and their forest properties.

• Explore the feasibility of a mechanism for the Town to assist development financially with sewer extensions in the growth area.

PART 5. WHAT DID LPAC PRODUCE?

2013 Comprehensive Plan

- Volume I the actual plan
- Volume II background information that is the basis for the plan
- Volume III 20 maps that give a visual picture of the town

Volume I: The Plan

- discusses 3 key topics:
 - future land use plan
 - regional coordination
 - capital investment
- lays out recommended goals and policies for 13 topics
- lists 70 actions for implementation
- describes a process for monitoring actual implementation over the next 10 years

Volume II: Appendices

- gives a status report on implementation efforts of the 2000 Comprehensive Plan
- provides in-depth discussion of thirteen topics
- discusses the various survey results and public participation efforts
- lists the studies that have been conducted since 2000
- lists sources for the images used
- lists suggestions for priorities and possible responsible parties for each of the 70 actions

Volume III: Maps

- provides 20 maps and mapping sources
- maps are on view in 2nd floor conference room in Town Hall

PART 6. WHAT ARE THE NEXT STEPS?

Next Steps

September 16

Special Council Meeting to discuss the Plan

Sept./Oct.

Council Public Hearing

• Oct./Nov.

Council Order to Adopt

Nov.

Begin Plan implementation

Nov./Dec.

Submit to State of Maine

for certification

Feb./March

Response from State

Thank you!

For a copy of the Plan, please go to:

www.town.falmouth.me.us

or contact Theo Holtwijk, 699-5340