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?
- 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 adopted
- 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 Participation Summary
- Regional Coordination Program
- 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
- Sept./Oct.
- Oct./Nov.
- Nov.
- Nov./Dec.

• Feb./March

Special Council Meeting to discuss the Plan **Council Public Hearing Council Order to Adopt Begin Plan implementation** Submit to State of Maine for certification **Response from State**

Thank you!

For a copy of the Plan, please go to: <u>www.town.falmouth.me.us</u> or contact Theo Holtwijk, 699-5340