

**DRAFT Workforce Housing Commission Minutes**  
**February 23, 2009**  
**Falmouth Town Hall, Council Chambers**

**PRESENT:**

**Housing Commissioners:** Willie Audet; Donna Cheney; Ward Graffam, Chairman; Paul Strout

**Town Representatives:** Nathan Poore, Town Manager; Theo Holtwijk, Director Long Range Planning; Dave Libby, Councilor

**Developer Representatives:** Jim Hatch; Kevin Bunker

**Advisor:** John Gallagher, Westbrook Housing

**Public:** John Graustein

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The meeting was called to order by Chair, Ward Graffam at 5:10 P.M.

1. **Review and Approval of Minutes:** The Minutes of November 17, 2008 and January 20, 2009 were approved.
2. **Update on February 9 Town Council Workshop:** Commissioner Ward Graffam reviewed a summary of Town Council concerns, thoughts and feedback.

The biggest concern is the budget and to what level the Town will have to subsidize the project. After a good discussion, Nathan Poore suggested that the Town bring in Policy One, a third-party consultant, to do an analysis on the benefits of a TIF and its impact on the net cost to the Town.

Jim Hatch of Developers Collaborative suggested looking into a 100% Housing TIF as he felt it would be more beneficial to the Town than an economic development TIF. All agreed it made sense to hire a consultant as we needed assistance packaging a TIF correctly to obtain the best sheltering benefits possible.

The road was another point of concern. The Council was concerned that a narrower road design might set a precedent that could be problematic. All agreed that any out-of-the-ordinary designs would be included and taken care of in the contract Zoning.

A discussion was held on how best to answer the concerns of the Town Council and it was agreed that the Developer would develop a Power Point presentation for the council, which

would answer their specific questions and give everyone a good understanding of the project including how the TIF could benefit the town.

John Graustein felt the Public had not had much opportunity to ask questions and provide input to the process; and he felt this input should be heard by the Town Council before too much progress is made.

### **3. Next Steps**

We agreed to have the Developer develop a presentation that would be used to clarify the project and answer Town Council questions. The presentation would include the analysis of Policy One.

The Workforce Housing Commissioners will meet on **March 30** to review the presentation.

We will try to get on the agenda for the **April 13** Town Council meeting to make the presentation (workshop) and we will suggest that a Public hearing be held immediately following the presentation. The Public is invited to the Workshop as well so all will hear the presentation and everyone will have an opportunity to ask questions.

### **4. Next Meeting**

The next meeting will be **March 30** at the Town Office at 6:00 P.M.

Tentatively, the Developer and Commission will make a presentation to the Town Council at their **April 13** meeting which will include a Public hearing.

The meeting was adjourned at 6:10 P.M.

Respectfully submitted,  
Donna Lee Cheney, Secretary

