

**DRAFT COMMUNITY PRESERVATION MINUTES**  
**MARCH 12, 2020**

Members Present: Chair Russell Robbins; Vice-Chair Sandy Cuny; Clerk Michael Stone; Financial Officer, Paul Glynn; Peter Walsh; Robert Brown; Annie Dean  
Absent: John Druley; Steve Patton; Sharon Gay  
Also Present: Selectman Sam Patterson

Chair Russell Robbins called the meeting to order at 6 PM in the Civil Defense Room, Town Hall.

Chair Russell Robbins reviewed the format for the Annual Needs Assessment Hearing. Carole Sutherland advised members it is not the time to discuss the issues, but to hear the comments from the individual out-reach attendees. She cited the steps that were taken to advertise the hearing to the media, town meeting members; town committees and various housing advocates.

**PROJECT AMENDMENT REQUESTS:**

**Lawrence School Tennis Courts Rehabilitation:**

Project Representative, Joe Olenick, is requesting approval to change the completion date to the end of August 2020 because the start of construction did not commence until June.

On the motion of Sandy Cuny, seconded by Robert Brown, the committee VOTED: to accept the request for a revised completion date to August 2020.

**Dr. Francis Wicks House Rear Ell Restoration:**

The Falmouth Historical Society is requesting a change in the completion date from September, 2019 to June 15, 2020. The contractor waited to start restoration work pending completion of the Historic Structures Report.

On the motion of Sandy Cuny, seconded by Robert Brown, the committee VOTED: to approve the request for a change in the completion date to June 15, 2020.

**CHAIRMAN'S REPORT: none**

**ADMIN/CONSULTANT REPORT: none**

**FINANCIAL REPORT: none**

**REVIEW AND APPROVE MINUTES CPC MINUTES OF FEBRUARY 13, 2020:**

On the motion of Sandy Cuny, seconded by Peter Walsh, the committee VOTED: approval of the minutes with changes.

Their being no further business, the meeting adjourned at 6:15 PM to meet again at 6:30 PM in the Civil Defense Room, Town Hall for the Annual Needs Assessment Hearing.

Submitted by: Mary J. Little, Recording Secretary

**COMMUNITY PRESERVATION COMMITTEE**  
**ANNUAL NEEDS ASSESSMENT HEARING**  
**MARCH 12, 2020**

Members Present: Chair Russell Robbins; Vice-Chair Sandy Cuny; Clerk Michael Stone;  
Financial Officer Paul Glynn; Peter Walsh; Annie Dean; Robert Brown  
Absent: John Druly; Steve Patton

Also Present: Mary Barry Resident  
Stan Ingram and Dick Pooley of Farming Falmouth  
Charlotte Harris – Planning Board  
Thomas Bott – Town Planner  
Mary Harris –Resident  
Selectman Sam Patterson  
Eric Turkington – Falmouth Housing Corporation  
Karen Bissonnette – Falmouth Housing Trust  
Jessica Whritenour – Executive Director – 300 Committee  
Edward Curley – Affordable Housing Committee

Chair Russell Robbins opened the meeting at 6:30 PM in the Civil Defense Room – Town Hall.

**COMMUNITY HOUSING CATEGORY:**

Charlotte Harris, a member of the Falmouth Planning Board, urged support for the Davis Straits Reset Plan now under study. In light of the Land Bank Debt payments now paid off, she asked the committee to address affordable housing. The Planning Board is seeking to propose higher density housing on Davis Straits because of its proximity to the town sewer system. The town can offer incentives to developers if there is an on-going stream of funds.

As a member of the Friends of Nobska Light, she took the opportunity to thank the CPC for their support and funding toward the Nobska Light Restoration project.

Karen Bissonnette of the Falmouth Housing Trust stressed the need for more affordable housing for single family homes. The Housing Production Plan proposes 85% of the AMI (Area Median Income) for rentals. Most will not be on a sewer system. Rentals are fine, but if the town wants to keep young people in town, houses, yards and fences are needed. 95% of the town's housing has gone to apartments. For those reasons, she does not agree with the HPP.

She suggested increasing the 85% AMI to 100% and with CPC support that should be the goal for all

Habitat for Humanity requires a 65% AMI, but their housing is not geared for young working professionals.

She thanked the committee for their efforts to attract and maintain work force housing.

Eric Turkington of the Falmouth Housing Corporation thanked the committee for their help and diligence in creating affordable rental housing at Spring Bars Road. He cited the committee's approval of 10 work force housing units on Gifford Street with another 10 being proposed.

It reflects the CPC's priority and the town's focus on affordable housing. The CPC have set a good example and it is appreciated.

**Recreation Category:**

Stan Ingram of Farming Falmouth said their goal is to establish a community garden in each village, but stressed it will not be cheap. Tools, sheds and green houses will be required to make it economical. He understands the CPA language does not provide funds for structures, but Farming Falmouth will be seeking funds from the CPA. Their vision is to make each garden ADA compatible.

CPC Administrator, Carole Sutherland, urged Farming Falmouth to attend the application workshop and ask good questions to put forth an application.

**OPEN SPACE CATEGORY:**

Jessica Whritenour, Executive Director of the 300 Committee, spoke to the legacy of the Land Bank and the town's purchase of 900 acres for open space.

The 300 Committee, with the help of the CPA funding saved the Andrews Farm. Shallow Pond was cited as a successful purchase to protect the drinking water.

The Haddad property acquisition protects a public beach.

The 300 Committee's Little Pond Conservation project will also enhance the Little Pond housing project presently under construction at Spring Bars Road.

The town's plan was to protect 30% of its open space. At present, 22% is protected.

This is a life time project, but it is about conservation, drinking water and ensuring a high quality of life.

The CPA's funding leverages all four categories. She cited their commitment to continue their working relationship.

Vice-Chair Sandy Cuny thanked the 300 Committee for continuing their great work.

**HISTORIC CATEGORY:**

Annie Dean, a representative from the Historical Commission to the CPC, spoke for Historical Commission Chairman, Ed Haddad, who could not attend the hearing. Mr. Haddad has sent a communication to the CPC administrator about the possibility of seeking funding for private home owners seeking to protect the historic preservation of their homes. He cited a hardship for the homeowners who wish to preserve their historic homes... Falmouth's inventory assets are few. She speculated some of these home owners will not want a Deed Restriction (DR) placed on their property, which is a requirement under the CPA.

Finally, Town Planner, Thomas Bott, cited the willingness of the Planning and Conservation Committee's staff to insure the town's commitment to maintain a high quality of life to its residents.

The meeting adjourned at 7:15 PM.