TOWN OF FALMOUTH

2025.11.19 LONG-RANGE PLANNING ADVISORY COMMITTEE MINUTES

5:00 PM

Call to Order

The Wednesday, November 19, 2025 meeting of the Long-Range Planning Advisory Committee was called to order at 5:05pm by Chair Tom Ancona.

Committee members in attendance: Tom Ancona, Jean Gulliver, John Adelman, John Crowley, Sarah Boudreau, Heather Sustersic, Christin McCollum. Also attending: Adam Causey, Long-Range Planning Director.

Item 1 - Public Comment

Item 2 - Approval of Previous Meeting Minutes

Motion by John Adelman to accept the September 24, 2025 LPAC meeting minutes as submitted, second by Jean Gulliver. Motion passed uananimously.

Item 3 - Route 1 North / BP zoning amendments & public forum

Adam Causey reviewed the Route 1 North Forum agenda and laid out the planned activities and asked for feedback from the committee.

Committee members discussed the desired outcome for the forum and LPAC's role. Tom Ancona stated that a furture conversation with Town Council Chair would happen soon to give more guidance on LPAC's role in the future. Adam Causey said that for this forum, it would be helpful to have LPAC members attend due to their familiarity with the Comprehensive Plan and the Growth Areas at the heart of the zoning change.

John Crowley asked to highlight the lack of understanding of the economic consequences of lack of development within the Town's growth area, including reduced tax revenue from the development or redevelopment of vacant or underutilized commercial property and the unintended consequences of no growth. John Adelman suggested background information on econoic data from the last decade, as the costs of new development have drastically changed. Heather Sustersic added it would be helpful to have examples of the types of housing this forum would discuss, to include examples of building forms and heights. Sarah Boudreau expressed concern at the tax implications of the debate on growth of the Town - taxes have increased on even vacant land. Tom Ancona wondered if we could show cost and revenue examples of different types of housing, including the cost of infrastructure depending on various locations (growth areas vs non-growth areas).

(Christine McCollum joined the meeting at 5:55pm.)

Discussion continued with robust dialog on the impostition of state mandates and their implications locally. Adam Causey asked committee members to attend the forum, if able, to help facilitate discussion amongst residence.

Item 4 - Next Meeting Date

Staff will send out a poll to find the next meeting date after further discussions with the chair.

Adjourn

Motion to adjourn by John Adelman, second by Sarah Boudreau. Motion passed unanimously.