



TOWN OF FALMOUTH  
2025.01.27 TOWN COUNCIL MEETING AGENDA  
6:00 PM

**Roll Call**

1. **Item 1- Order to go into Executive Session pursuant to the Laws of Maine to discuss real estate rights, pursuant to 1 M.R.S.A. § 405 (6) (C) and to consult with the Town Attorney pursuant to 1 M.R.S.A. § 405 (6) (E).**

**Summary**

Order to go into Executive Session pursuant to the Laws of Maine to discuss real estate rights, pursuant to 1 M.R.S.A. § 405 (6) (C) and to consult with the Town Attorney pursuant to 1 M.R.S.A. § 405 (6) (E).

**A public comment period will not be included with this item.**

**ACTION: Council action is not anticipated.**

**Description**

No other public information is available at this time.

The order is attached.

**Pledge of Allegiance.**

2. **Item 2- Public Comment Period.**

**Summary**

Public Comment Period.

**Description**

This is an opportunity for members of the public to address the Council on matters which are not scheduled for public comment at this meeting.

3. **Item 3- Consent Agenda.**

**Summary**

Order to approve the minutes of the December 9, 2024 Town Council Meeting.

**A public comment period will be included with this item (3 minutes).**

**ACTION: Council action is anticipated.**

**Description**

The draft minutes and order are attached.

4. **Item 4- Report from staff, Council committees, and Council liaisons regarding updates on assignments and projects.**

**Summary**

Report from staff, Council committees, and Council liaisons regarding updates on assignments and projects.

**A public comment period will not be included with this item.**

**ACTION: Council action is not anticipated.**

5. **Item 5- Report from the Appointment Committee and Order Regarding Various Vacancies on Boards and Committees.**

**Summary**

Report from the Appointment Committee and Order Regarding Various Vacancies on Boards and Committees.

**A public comment period will be included with this item (3 minutes).**

**ACTION: Council action is anticipated.**

**Description**

The Committee's recommendation and order are attached.

**Attachments**

- Recommendation
- Order 56-2025

6. **Item 6- Triennial review of the Town's rate of growth ordinance and Order affirming the ordinance's compliance with State law.**

**Summary**

Triennial review of the Town's rate of growth ordinance and Order affirming the ordinance's compliance with State law.

**A public comment period will be included with this item (3 minutes).**

**ACTION: Council action is anticipated.**

**Description**

State law requires municipalities with rate of growth ordinances to review their ordinance at least once every three years to determine whether the ordinance is still necessary and to ensure that the ordinance remains in compliance with State law. The staff memo attached to this agenda item provides additional background to this item and documents that the Town's rate of growth ordinance can be retained in its current form and remain in compliance with State law for an additional three year period of time.

Attached to this agenda item are the following:

- A staff memo providing background information;
- A memo from the State Department of Agriculture, Conservation & Forestry documenting that the Town's Comprehensive Plan is consistent with Maine's Growth Management Act;
- Falmouth's rate of growth ordinance (Code of Ordinances §19-69);
- The Town Zoning Map;
- Order 57-2025.

**7. Item 7- Order to enter into an agreement with the Clover Way Condominium Association to accept private sewer collection system as part of the public sewer system.**

**Summary**

Order to enter into an agreement with the Clover Way Condominium Association to accept private sewer collection system as part of the public sewer system.

**A public comment period will be included with this item.**

**ACTION: Council action is anticipated (3 minutes).**

**Description**

The Clover Way Condominium Association ("Clover Way", also sometimes referred to as "Meadow Winds") is a development and neighborhood off of Gray Road. The Planning Board approved this subdivision in 2020. Clover Way is now requesting that the Town accept their private sewer system as part of the public sewer system.

Clover Way has been working with Town Staff to investigate the status of their sewer system. The attached memo summarizes this work. Town Staff have inspected Clover Way's private sewer system and found that all work was completed in accordance with Town standards. The attached Agreement describes the process outlined in the Town's Sewer Ordinance, Section 18-232, whereby the Town Council will vote to approve acceptance of the Clover Way sewer system contingent on the standards set forth therein being completed. The Agreement includes a draft easement. The Sewer Ordinance Section 18-232 requires a second vote of the Town Council to formally accept the sewer once the work has been completed, at which point the Easement will be recorded.

**Adjourn**