



TOWN OF FALMOUTH
2026.07.13 SPECIAL TOWN COUNCIL MEETING AGENDA
7:00 PM

Roll Call

1. Item 1- Public hearing on an Amendment to an Ordinance Ch.II-17 Traffic and Motor Vehicles.

Summary

Public hearing on an Amendment to an Ordinance Ch.II-17 Traffic and Motor Vehicles.

A public comment period will be included with this item (5 minutes).

ACTION: Schedule Ordinance.

Description

The Town has experienced overnight parking in areas off of Clearwater Drive. Additionally, the overnight parking is accompanied by extended stays in recreational vehicles. The current parking regulations in that area are not adequate to enforce a prohibition on overnight parking as well as camping. The attached amendments provide an enforcement mechanism.

2. Item 2- Route 88 Sidewalk Public Forum.

Summary

Route 88 Sidewalk Public Forum.

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

ACTION: Council action is not anticipated.

Description

For the past several years, the Council has been discussing constructing a sidewalk on Route 88. Last year, the Town received 50/50 match funding assistance for the Route 88 sidewalk project from the Portland Area Comprehensive Transportation System (PACTS) and the State of Maine. At the time of the application, the maximum amount that could be awarded to a municipality was \$372,250. During FY27 budget development, the Council decided to postpone the \$2 million sidewalk project as one of many cost containment measures instead designating the funding in the Village Center-Transportation TIF for corridor improvements beginning in FY29. The Town recently learned that, due to an unexpected funding surplus, the PACTS funding award amount was increased to \$569,348. In light of this increased funding award, at the April 27, 2026 Council meeting, Town staff recommended accepting the funding and proposed a \$1.2 million reduced scope project (which will include a \$569,348 Town match) to construct a sidewalk from the Falmouth Nature Preserve parking lot to the existing sidewalk in front of Underwood Park as well as improvements to the Town Landing Road/Johnson Road intersection including a potential four-way stop with new crosswalks and relocating the Town Landing Market parking to accommodate the four-way-stop. At that meeting, the Council approved amending the FY27 TIF budget to add \$569,348 to the Village Center-Transportation TIF FY27 expenditures to make funding available for the Town match requirement should the Council decide at a future meeting to move forward with the project. At the June 1, 2026 meeting, staff reviewed the proposed project scope and recommended separating the Town Landing/Johnson Road intersection improvements from the sidewalk project. The Council agreed on a two-meeting process for deciding whether to move forward with the sidewalk project with a public forum at this meeting and vote at an upcoming meeting.

3. Item 3- Johnson Road/Route 88 Intersection Discussion.

Summary

Johnson Road/Route 88 Intersection Discussion.

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

ACTION: Council action is not anticipated.

Description

Route 88 near the Johnson Road/Town Landing Road intersection has been analyzed and discussed many times over the past several years. Former and current councilors have taken public comment and conveyed to staff that more needs to be done to improve bike and pedestrian safety at this busy intersection.

In 2011, the Town and State built sidewalks to Underwood Park, created some on-street parking places, and built a pedestrian crossing. In 2019 and 2020, based on guidance from the Town Council and feedback from the public, the Town held two public forums to gather additional resident input on this intersection. In 2021, the Town completed additional improvements including additional pedestrian crossings, signage and improving the site visibility.

While all these improvements have been helpful to calm traffic and increase safety, residents, the Council, and Town staff believe more could be done, especially with regards to reducing speed along Route 88.

In October 2024, at the suggestion of MaineDOT's Traffic Engineer, the Town of Falmouth submitted a proposal to, and received approval from, MaineDOT to conduct a demonstration study on Route 88 at the Johnson Road intersection. The study proposed to implement temporary traffic calming strategies at this intersection, which was completed during the Spring and Summer of 2025. These strategies include plastic bollards, speed feedback signage, pavement markings, rubber raised speed tables, and a permanent crosswalk.

The Town collected speed data during the traffic calming study and compared it to data collected prior to the installation of the calming devices to determine their effectiveness. Public feedback was also solicited during the data collection phase of the project. The goal of the project is to determine the most effective strategies to reduce speeds at this intersection and invest in those strategies going forward.

At the March 9, 2026 Council meeting, staff reviewed the study results and discussed next steps including the installation of a four-way stop and raised intersection. At this meeting, staff will review the design plans and construction costs estimates. Staff have discussed the concept with the Town Landing Market store and building owner. Both are supportive of improvements to address safety but would like to be involved in the design.

4. Item 4- Resolution In Support for the Maine Department of Transportation's Casco Bay Interim Rail Trail Project.

Summary

Approve the resolution of support for the Maine Department of Transportation's Casco Bay interim rail trail project.

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

ACTION: Council action is anticipated.

Description

On June 1, 2026, Town Council authorized the Town Manager to execute the Interlocal Agreement with the Casco Bay Trail Alliance and the municipalities of Portland, Falmouth, Cumberland, Yarmouth, North Yarmouth, Pownal, New Gloucester, and Auburn, which will have representation on the body overseeing the planning and implementation of the interim trail in collaboration with Maine Department of Transportation. Maine DOT has identified \$600,000 in engineering funds available for the initial phase of the trail from Portland to Yarmouth, which requires a 10% local match from participating partners. In consultation with the Greater Portland Council of Governments and Maine DOT, it is suggested that the required local match be split evenly between the participating municipalities (Portland, Falmouth, Cumberland, and Yarmouth) and the Casco Bay Trail Alliance for this initial design phase. The 10% local match required from the Town of Falmouth would be \$12,000. Additional local funding matches for additional phases of the project could be required in the future once engineering is completed and construction funding sources are identified.

5. Item 5- Resolution Designating July as Park and Recreation Month in the Town of Falmouth.

Summary

Resolution Designating July as Park and Recreation Month in the Town of Falmouth.

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

ACTION: Council action is anticipated.

Description

The Town's parks and recreation programs are an integral part of the Falmouth community. Parks and recreation programs provide numerous benefits including maintaining quality of life, promoting physical and emotional health and wellbeing, promoting economic prosperity, and protecting the natural environment. At this meeting, the Town Council will consider a resolution to join the National Recreation and Park Association, the State of Maine, and the U.S. House of Representatives in designating July as Park and Recreation Month.

6. Item 6- Order to Vote for MMA Legislative Policy Committee.

Summary

Order to vote for MMA Legislative Policy Committee.

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

ACTION: Council action is anticipated.

Description

MMA's member municipalities have made their nominations for the 2026-2028 Legislative Policy Committee (LPC). It is now time to elect representatives to serve on the Committee. The ballot must be completed by the Town Council.

Attachments:

- MMA LPC Memo
- MMA LPC Ballet
- Order 08-2027

7. Item 7- Order to authorize the Town Manager to release the Town's executory interest in certain open space within Phase I of the Winnwood Farm Subdivision.

Summary

Order to authorize the Town Manager to release the Town's executory interest in certain open space within Phase I of the Winnwood Farm Subdivision

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

ACTION: Council action is anticipated.

Description

The Winnwood Farm Subdivision is a 15 lot subdivision located off Winn Road on Winnwood Farm Way. Phase 1 of the subdivision was approved by the Planning Board in 2023 and consisted of four single family house lots and seven acres of common open space. Phase 2 of the subdivision was approved by the Planning Board in March 2026 and re-approved with some minor plan amendments in July 2026. Phase 2 includes an additional 11 single family house lots and additional common open space, increasing the project's total common

open space to 27.15 acres.

In instances where a subdivision's common open space is being retained by a homeowners' association, as is the case with the Winnwood Farm Subdivision, the Town's ordinance requires that the open space be conveyed subject to the grant of an executory interest to the Town. This executory interest provides the Town, through action of the Town Council, with the ability, but not the obligation, to take fee simple title to a subdivision's open space in the event of material non-compliance with the conditions and restrictions imposed on the open space by the Planning Board.

Four of the new house lots in Phase 2 of the subdivision are comprised, in part, of land that was formerly part of the subdivision's Phase 1 open space. Because all of the Phase 1 open space is encumbered by the Town's executory interest rights, and because a portion of the Phase 1 open space has now being re-allocated to house lots in Phase 2, the developer is requesting that the Town Council release the Town's executory interest rights in those portions of the now-former Phase 1 open space areas that are no longer common open space and that have been converted to house lots in Phase 2.

The Town Attorney has been engaged in the review of the proposed legal instrument and is comfortable with the proposed language. The Phase 1 and Phase 2 subdivision plans have been attached to the agenda for reference purposes. The second plan sheet associated with the Phase 2 subdivision plan (Sheet C-1.1) graphically depicts, in gray shading, the land area that is the subject of the Town's executory interest release.

Attachments associated with this agenda item include:

- Approved subdivision plan for Phase 1 of the subdivision;
- Approved subdivision plan for Phase 2 of the subdivision;
- Draft legal document containing language related to the Town's executory interest release.

8. Item 8- Introduction of amendments to Ch.II-19 and Ch.II-24 of the Code of Ordinances to comply with State mandates regarding poultry, setback variances, and energy systems and Order to schedule a public hearing.

Summary

Introduction of amendments to Ch.II-19 and Ch.II-24 of the Code of Ordinances to comply with State mandates regarding poultry, setback variances, and energy systems and Order to schedule a public hearing.

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

ACTION: Council action is anticipated.

Description

One of the items on the Community Development Committee's (CDC) 2025-2026 work plan was to propose amendments to the Town's Code of Ordinances in order to comply with recent mandates imposed on municipalities by the Legislature. These proposed ordinance amendments will bring the Town's ordinances into compliance with legislative mandates related to the keeping of poultry, setback variances for dwellings, and energy systems. The CDC reviewed these amendments at its May 12, 2026 meeting and is recommending that these amendments be adopted.

Attachments associated with this agenda item include:

- Councilor introduction letter
- Proposed ordinance amendment language
- A background document summarizing the proposed ordinance amendments
- The Town's Zoning Map
- Order 10-2027

9. Item 9- Amtrak Downeaster West Falmouth Station Update.

Summary

Amtrak Downeaster West Falmouth Station Update.

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

ACTION: Council action is not anticipated.

Description

The Northern New England Passenger Rail Authority (NNEPRA) has been exploring adding an Amtrak Downeaster train platform at West Falmouth Crossing for the past several years. Along with serving Falmouth residents, the new train stop would provide improved connectivity from the I-95 corridor and reduce parking demand at the Portland Station. Town staff as well as the Maine Turnpike Authority, MaineDOT, and West Falmouth Crossing business owners have been involved in discussions surrounding the platform location and potential re-development opportunities which could include rider parking and a relocated MTA park and ride. Supporting this effort has been an item on the Council's 2024-2025 and 2025-2026 work plans. Discussions are currently on hold awaiting an update from the development partners on potential design plans. If a station project moves forward in Falmouth, updates will be provided through the Town's communications channels and there will be opportunities for Town Council and public feedback.

Adjourn