



# Community Facilities Planning Committee

c/o Falmouth Town Hall, 271 Falmouth Road, Falmouth, ME 04105, 781-5253

## Community Facilities Planning Committee

## Meeting Notes Wednesday May 21, 2008

Councilor Breen  
*Council Chair*

Councilor Armitage  
*Council Vice Chair*

Marsha Clark

Judith Currier

Phil Kaplan

Analiese Larson

Tim O'Donovan

Mark Soule

Steve Tenney

**Committee members present:** Councilor Breen, Councilor Armitage, Marsha Clark, Judith Currier, Tim O'Donovan, Mark Soule, Steve Tenney, Analiese Larson, Phil Kaplan

**Advisors/Town staff present:** Lyn Sudlow, Theresa Pierce, Lucky D'Ascanio, Al Farris, Nathan Poore, Theo Holtwijk

**Consultant present:** Mark Gianniny, Allison Towne DiMatteo, Rob Tillotson, Jack Gagnon

**Others present:** Willie Audet

Cathy started the meeting around 6:00 PM.

### Elementary School Review

Rob began by reviewing the site issues of this site. For the schools, traffic (exacerbated by bus traffic) and on-site circulation was problematic. The Route 9/Lunt intersection was considered a high hazard intersection. The site also did not fit the program needs. Without the portables there was 64,000 sf of space, when the program called for 130-140,000 sf of space. There is a trail system behind the schools that was built with a federal grant and changing that would require a federal review. Relocation might have been possible as long as it also replicated the experience of a trail in a wooded area. There was also an approval time concern with that. The overall site is 21 acres. Lunt has 17,000 sf of portables. There is a longevity concern with those. They are between 8-12 years old.

Mark then reviewed the buildings. Plummer was the original Falmouth High School, built in 1930. It was 22,000 sf with a 10,000 sf addition built in the late 1940's. A 1935 addition brought the building to 22,700 sf. Motz was built in 1948 with additions in 1949 and 1951 (10,000 sf) and another 10,000 sf added in 1973. The condition of Plummer-Motz is fine. The buildings need upkeep and maintenance. Oak Point was not aware of any mold issues. There is limited asbestos.

Lunt was built in 1942 as 18,000 sf building on two levels. In 1990 12,900 sf was added. After that the 17,000 sf of portables were added. In Plummer-Motz is an elevator. In Lunt there is a ramp system that has minor ADA issues.

Jack reviewed more site information. It has quite a grade difference and has ledge. The 1<sup>st</sup> floor at Lunt equals the 3<sup>rd</sup> floor at Plummer-Motz. Working with smaller footprints on the site is no issue, but one large building there presents a problem. There is one major drainage crossing the site and some wetlands. Utilities are separate for each building. Plummer-Motz has full kitchen, while Lunt was warming kitchen.

The group then did a tour of both buildings and walked around the site. It then convened at the outdoor sitting area, a memorial to Ann Lamb.<sup>1</sup>

Considerations for the Town are to sell or keep (part of) the property. It has housing potential and could potentially be sold. When the school department looked at the buildings it heard a strong community consensus to not change the exterior of Plummer as it was considered an historic building. Mark commented that the current Town needs should first be accounted for before the Town should give up the property. There was a question what the Town could do. The Town could be owner of residential condos, for instance, but may not want to do that as it is not part of its mission. There are some examples of Towns that have accommodated other uses such as a Post Office (Naples) or rented Town property out (Freeport's former library).

Theo stated that the next step would be to compile a space matrix so the quantitative needs/desires are articulated. Then an effort should be made to identify all possible uses, public and private, not all of which may be able to be accommodated. A mix of uses may be appealing to people, where interaction between those is sought or desired. He gave an example of intergenerational community center, library, residential use, town hall, etc. People commented that doing something at the schools may provide a sense of community that is currently missing, and that one may want to do all the things that had been mentioned. It was stated that people want a Town center. Even if there was extra space available, that was no concern, it was said, as the Town always seems to provide not enough space. It was stated that we needed to be visionary and that a transformation was needed, that this site could become a community magnet. People wondered if a charrette was a way to solicit community input. The possibility of this site as a site for the farmers market was mentioned. It was said that concept plan was needed. Others stated that several scenarios should be explored. It was noted that at these charrettes there often is more agreement than disagreement.

The group decided to meet again on June 11 at 6 PM to discuss the space matrix and next steps.

The library representatives were asked if they saw potential for relocation at this site. The answer was that Lunt School showed promise. People came back to the idea that Falmouth had long wanted to have Main Street like Yarmouth and that that was not going to happen, that instead the community should be looking to create gathering places. It was noted that this site should offer something for every part of the community, age-wise, income-wise, etc. It was asked if a project like this could be phased to help reduce a possible fear of its cost. It was noted that if the Town were to vacate other buildings that those could then be sold to defray costs. It was said that the schools had a prime location in the community. The new elementary school will be voted on most likely in September. People wondered: would a reuse plan for the old site have an effect on that vote? There may be a fear in the community that the Town may choose to sell the site to the highest bidder. It was said that Ocean View may have an appetite for a public-private partnership. Theo will follow up with Matt Teare about his stated interest to present some ideas in writing to the committee. Willie Audet mentioned that the site may also lend itself for affordable housing for seniors. All agreed that a possible reuse of this site presented a rare opportunity to the Town.

**Next Meeting**

Next meeting is June 11<sup>th</sup> at 6 PM in Town Hall. The meeting was adjourned around 7:45 PM.

Meeting notes prepared by Theo Holtwijk, May 22, 2008

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<sup>i</sup> The quote at the memorial reads: “When I grow up, I too will visit faraway places, live by the sea and do something to make the world more beautiful.” Miss Rumphius by Barbara Cooney