



# Community Facilities Planning Committee

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

## Community Facilities Planning Committee

## Meeting Notes Thursday, May 21, 2009

Councilor Breen  
*Committee Chair*

**Committee members present:** Councilor Breen, Councilor Pierce, Mark Soule, Steve Tenney, Marsha Clark, Judy Currier, Analiese Larson

Councilor Pierce

**Advisors/Town staff present:** Lucky D'Ascanio, Al Farris, Theo Holtwijk

Marsha Clark

Judith Currier

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Cathy opened the meeting around 7:03 PM.

Phil Kaplan

### 1. Minutes

Analiese Larson

The meeting notes of the April 30<sup>th</sup> meeting were unanimously approved.

Tim O'Donovan

### 2. Outreach Update

Mark Soule

Committee members provided dates they had been able to set up with community organizations to report on the survey results. Some had already conducted round 2 outreach meetings and reported on them.

Steve Tenney

### Staff

Lucky D'Ascanio

Marsha reported that the Library Board meeting had mixed results. There was one person who had a concern that a possible move of the library might be too expensive, and that it would be taken out of the Library Board's control, that the Board was being "led" by the Town. There was a suggestion that expansion at the American Legion site should be pursued. There was some recognition that Town hall has needs of its own and is not riding the "coat tails" of a library expansion.

Albert Farris

Theo Holtwijk

Nathan Poore

Lyn Sudlow

### Consultant

Institute for Civic Leadership

The Committee felt it was important to have the Library Board "with us," that a future expansion of the library was important too. The library director will have some one on one follow-up conversations with board members to make sure they understand how the Town project is being conducted. Cathy also offered to meet with any Library board members.

Oak Point Associates

Spatial Alternatives

There was some discussion as to how much money was budgeted for Oak Point Associates and how much had been spent to date. Theo answered that. The committee felt it was important for Oak Point to understand the nuances of the project.

Marsha reported that the meeting with the Friends of the Library went very well.

Judy reported that the meeting with the Historical Society went well.

Steve reported that the meeting with the Congregational Church was short, but that there was enthusiasm and some quick ideas. He also reported that PACPAC commented on the word “consolidating” the Library and Town hall in the outreach flyer. It was suggested to find a synonym for that as it reminded some of (failed) school consolidation. Steve also reported that PACPAC discussed the Ice Rink II proposal and had a list of questions that it considered “deal killers.”

### **3. Ice Rink II Update**

Cathy suggested discussing the Ice Rink proposal further. The proposed indoor rink would be located where the current outdoor ice rink is situated. It would not be a year-round ice rink, but would be converted to turf for part of the year. There would be minimal seating (similar to the NYA rink). The proposal is very preliminary and was reviewed recently by the Council and received a “head nod.”

The committee what the potential impact of this project would be on the facilities project. How might it affect the program for a possible community center? Some members of the public might say: how many facilities does the Town need?

The relationship with Family Ice was discussed. Family Ice is booked by organized teams. The current rink caters to spontaneous, impromptu skating and pick-up hockey games. This would be lost with a new indoor facility.

There was discussion about the warming hut at the site. This has the potential to be small community center. Some drawings had been prepared by Town staff for that. This building would be demolished by the new rink. The Town might be given access to a room in the new building to replace what might be lost. The parks department also stores equipment at a maintenance building at the site.

There was some discussion as to what the Town might need more: a pool or second ice rink. The new rink is proposed to be funded with private funds, though some questioned if there would not be some cost to the Town.

The discussion went back to Family Ice. That organization has not declared itself of being in favor of the new rink. There is some possibility that the two groups might work together on it.

The Committee concluded that it was good to be informed about this project, but that the outdoor ice rink area was not included in its charge. Through various committee members it will continue to be updated about it.

### **2. Outreach Update (continued)**

Theo went back to the outreach list and reviewed the communication he had with the Falmouth Corner Co-op Pre-School. Teresa offered to do outreach with the pre-school.

#### **4. Community Center Program Process**

It was reported that Holly McEwan was unable to join the committee tonight, but will be present at the next meeting.

Lucky said she looked at her notes from last year and had compiled at the request of the committee a draft program of what a community center might look like. She had received some comments that there needed be a justification statement as well. She agreed with that and said that such should be added before the committee might want to promote a community center. There was a question as to how many square feet the draft program represented.

As to next steps, Phil Kaplan's name was mentioned as he is an architect and might be able to offer useful comments. Cindy Hazelton of the Town of Gorham and Deb Smith formerly of the City of South Portland might be able to offer insights about their respective community centers. There was a question why the committee may want to do away with the term "intergenerational." Lucky explained that it seemed to present an obstacle in presenting the concept to teenagers. Other centers, for example, are named the Gorham Recreation Center and the South Portland Community Center.

Committee members asked various questions and offered suggestions pertaining to how to pursue a program for that.

Teresa suggested that the daytime and nighttime use of a center and use for special events be spelled out. Perhaps a "life in the day of the Community Center" could be crafted.

Theo shared with the group the 2002 Indoor Recreation Study by the Town of Brunswick. It offered a series of steps that were done there to develop a community center program.

Even though the group did not yet know what exactly to do or how to do it, it agreed that there was a sense of opportunity about a community center.

It was felt that some renderings and examples what other New England communities are doing are needed.

Teresa suggested that we should find out how community centers benefit property values.

Cathy suggested that there seem to be two tracks. One, a rendering track where the possibilities for the library, town hall, and community center are illustrated. Two, a public outreach and buy-in track. She wondered to what extent the committee could do that and where technical skills would be needed.

It was suggested that some might say that "the committee has an agenda." Mark suggested that the committee first look at existing uses and take care of those. Cathy explained that she felt the committee had good data on the library and town hall, but that the community center program was more amorphous.

It was stated that the committee could first look at how the existing space that would be left after the library and town hall needs have been addressed could be used for community center purposes, and then what an ultimate community center might be. Others reminded the committee that 70% of

respondents were interested in a community center. Cathy felt that the committee should think broad and then hone back in.

## **5. Next Steps**

The group agreed that the time had come to ask Oak Point to do some work. Theo offered to draft a memo for committee review that laid out some possible tasks for Oak Point.

After discussion the committee agreed that it was important for all to be on the same page and that this memo should be reviewed before meeting with Oak Point or putting it to work.

Some wondered where the missing committee members were as they would like to get their input.

## **6. Next meeting**

The committee will meet next on June 25 and then again on July 16.

Draft meeting notes by Theo Holtwijk, May 26, 2009