



Community Facilities Planning Committee

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

Community Facilities Planning Committee

Meeting Notes Thursday, June 25, 2009

Councilor Breen
Committee Chair

Councilor Pierce

Marsha Clark

Judith Currier

Phil Kaplan

Analiene Larson

Tim O'Donovan

Mark Soule

Steve Tenney

Staff

Lucky D'Ascanio

Albert Farris

Theo Holtwijk

Nathan Poore

Lyn Sudlow

Consultant

Institute for Civic Leadership

Oak Point Associates

Spatial Alternatives

Committee members present: Councilor Breen, Mark Soule, Steve Tenney, Marsha Clark, Judy Currier, Phil Kaplan,

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

Guests: Holly MacEwan, Dede Bennell – Falmouth Public Schools

Cathy opened the meeting around 7:00 PM. Everyone introduced themselves.

1. Minutes

The meeting notes of the May 21st meeting were unanimously approved.

2. Outreach Update

Committee members reported on the outreach meetings which they had attended.

Phil met with OceanView residents, who told him the committee should not pursue a post office. They group was for a pool as part of the project. People asked if Community Development Block Grant (CDBG) funds were available for this. There was some discussion of this. The Town has unsuccessfully pursued grant applications in the past. Grants are competitive and projects need to serve low to moderate income people. Theo will follow-up with OceanView. Al suggested that perhaps some historic preservation funding was available to address the need to repoint brickwork on, say, the Plummer building.

Judy reported on a meeting with the Baptist Church. They suggested that the Town look for teen center ideas in Cape Elizabeth and Westbrook. The meeting with the land trust was postponed until August-September. Lyn reported on the meeting with the Library Board and one with the Friends of the Library. The Friends had few questions.

There also was a meeting with the Historical Society which Judy and Lynn attended. Those members were pleased with the outreach effort by the committee.

Luck reported on her meeting with the Chamber of Commerce.

Mark mentioned that the Lions Club does not meet again until September.

3. Service Learning Discussion

Cathy did a recap of the project to date and Theo added how the contact with Holly MacEwan, service learning coordinator with Falmouth Public Schools, came about.

Holly and Dede explained that while community service was about volunteerism, service learning is tied to the school's curriculum. Students identify a project and undertake various activities. They conclude their project with a reflection as to what was successful and what was not. They gave various examples. Projects are student driven and projects may evolve after they are started.

It was asked if Holly and Dede had suggestions for student involvement in the facilities project. They offered the following:

- By having student(s) on the committee, new voices would be added.
- Students might be involved in designing a project website.
- Students could develop a PowerPoint presentation about the project, prepare a survey, or make phone calls.

There are many possibilities.

Cathy noted that the committee had a sense of ownership of the project and fear that student involvement may have a life of its own. She noted that the committee would want to be closely involved in the design of any student project and that it did not want to lose control over the community center. Holly and Dede stated that the committee would set the framework, boundaries, and tone for any student project. They mentioned that students could provide important input or help to solicit community-wide input on the project.

Steve, citing a skate park example and his son's interest in that as well as a art teacher he knows, commented that he thought student input through service learning was important.

Cathy asked about the timing of student involvement. Holly and Dede said that at the start of the upcoming school year students could perhaps apply to be part of this effort, that the advisory group model that is in place at the High School could be used, and that there were many avenues. Service learning projects provide an experience that is authentic and real. Teachers get excited about that, and kids feel empowered.

Cathy thanked Holly and Dede and said that the committee would think about all this and that it would back in touch with them.

4. Next Steps

The committee turned to Cathy's memo and the handout that described three different visions for facilities in Falmouth. A memo from Analiese Larson, who could not be at the meeting, was

distributed. A memo from Teresa Pierce, who also could not be at the meeting, had been distributed earlier via e-mail.

Committee members asked if Vision C was listed only if the Council did not approve of Options A or B. It was asked if Vision A would contain just civic use. That was possible, although any remaining space could be leased for income generation. Mark felt that it was redundant for Oak Point to review the work that the library had already done. He felt that appraisal work should be conducted, and that Vision A should be looked at. Marsha felt it was important to get renovation cost estimates from Oak Point for the library, and agreed that appraisals needed to be done.

Al stated that he felt that renovations may cost 50-60% of what it would cost to build new. Phil stated that renovation costs would be significant. An architect would make a series of assumptions on which to base a cost estimate. Mark stated that the public did ask for the cost of a “green” renovation. Perhaps the architect could provide options for that.

Steve commented that there are many variables, all of which need to be explored. It was stated that pashing in improvements would need to be part of the plan, particularly with a community center. Private fundraising and management is also a possibility. Al stated that from a square foot point of view that the needs of the library, town offices and community programs seem to fit. He was wondering if an adaptive reuse project would require a specialist architect to prepare construction drawings. Mark asked if the Town offices would, or would not, be tied to Community Programs department. The activity spaces are not tied to it, but the office can be (as it is currently).

Steve asked about One Falmouth. Nathan gave an update on the current sharing initiatives in Information Technology (IT), grounds and building maintenance, and human resources/back office finance. From a facilities perspective, these functions could perhaps go under one roof at the superintendent’s site or there might be extra space at Plummer-Motz for some of this (as the superintendent’s building is quite small).

Mark asked if the food pantry was now a permanent part of Town Hall. The reply was that the pantry’s space needs were fairly limited, but needed to be considered and that it was likely the pantry would move wherever the town offices would be.

There were questions about the size of the superintendent’s site. There was a concern expressed with the concentration of too many Town functions at the Superintendent’s site (and vicinity) if that site were to be pursued. Nathan stated that if Vision A is off the table then perhaps the Superintendent’s site could be looked at.

There was a consensus to pursue vision A for now and conduct appraisals.

There was a discussion as to how the committee could best engage Oak Point and what it expected to get back for information to help it decide its next steps. Members felt that meaningful cost estimates need to be produced. Some felt that floor plans at this stage would not be needed, but that staff could think about the flow of spaces. There was a need expressed for a graphic that would have space numbers attached to it. In the course of the discussion it was stated that the gravel play area between the two schools is also restricted by the federal government through prior use of federal funds for that. The sense that any asbestos in the schools would be abated as part of a renovation project. The committee felt it needed to have sense of oak Point would it would recommend to do next, what the

deliverables would be and their cost. The committee wanted to make sure it used its budget very wisely, and therefore it wanted to take small steps to get there (so it could also adjust if that was needed).

A subcommittee consisting of Cathy, Nathan, Lucky, Phil, Lyn, and Theo would meet with Oak Point to convey where the committee is at and discuss next steps.

5. Next meeting

The committee will meet next on July 16. The committee is not planning to meet in August.

The meeting was adjourned around 8:45 PM.

Draft meeting notes by Theo Holtwijk, June 29, 2009