



Community Facilities Planning Committee

Falmouth Town Hall, 271 Falmouth Road, Falmouth, ME 04105, 781-5253

Community Facilities Planning Committee

Meeting Notes Thursday, January 28, 2010

Councilor Breen
Committee Chair

Councilor Pierce

Marsha Clark

Judith Currier

Phil Kaplan

Analiese Larson

Tim O'Donovan

Mark Soule

Steve Tenney

Staff

Lucky D'Ascanio

Albert Farris

Theo Holtwijk

Nathan Poore

Lyn Sudlow

Consultants

Cushman &
Wakefield

Institute for Civic
Leadership

Oak Point Associates

Spatial Alternatives

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

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

Consultants present: Mark Gianniny, Allison Towne, Rob Tillotson

Others present: Susan Tartre

Cathy opened the meeting at 7:00 PM.

1. Meeting Notes

The meeting notes of the November 18th meeting were approved by consensus.

2. Reports from Councilor Discussions

Cathy and Teresa reported on conversations they had with their fellow councilors about the project. Cathy mentioned to her colleagues that cost and other figures were coming in and that the other councilors should wait with making any pronouncements about the project until that information was in. Some councilors wanted to make sure that other developers had an opportunity to bid on Plummer-Motz-Lunt project and that that was not reserved to just one party, or, alternatively, that a very good reason for going to one party was provided, if that was the case. Some councilors very much wanted the Plummer building preserved.

3. Review of OceanView Ideas and Discussion of Town Center Vision

Cathy stated she particularly wanted to hear from the residents on the committee on this topic. Allison introduced her memo.

Phil asked what the Town could afford to give up for private development. He felt that some of the back land could be given up as long as there was a reasonable buffer between the Town buildings and OceanView. He felt that

any direct road connections between OceanView and the Town buildings would weaken the civic space. He felt that the trail system could be moved as it was not used much and was not a destination for people. He thought that a coffee/bakery such as Rosemont or Clayton's – a place to hang out – would be a nice addition, as well as a Farmer's Market. He envisioned outdoor events, such as small concerts, to help make the site a destination. He would like to make stronger connection to Route One and was wondering what might happen to the corner property across the street. It was stated that the site was just ½ mile to Ricetta's.

Steve agreed with Phil. He wanted to make sure the site appealed to a diverse demographic. He envisioned a combination of play areas with a coffee shop. He envisioned an amphitheater and farmer's market.

Judy felt that there would be an outcry if the trails were proposed to be relocated, but she did not see keeping them as being practical. She agreed with a coffee shop and farmer's market. She desired that trails were better used. She felt that the concerts currently are well attended. She felt that an amphitheater was a good possibility.

Marsha wondered what would draw families to the site. She thought that the former maze craze did that. She envisioned a similar play area in some big way, as well as a place to play ball and a coffee shop.

Mark envisioned open space. He was not big on a coffee shop. He liked unstructured play areas.

Lucky mentioned skating, which also occurs at Village Park. She envisioned a great playground and would like to see the trails improved with more connections.

Teresa liked the park atmosphere. She envisioned future Christmas tree lighting there. She wondered if a skate park could be developed at Village Park or if that site could be sold, if the ice skating was moved to Plummer-Motz site. She also liked the coffee shop.

Lucky added a sliding hill to her wish list.

Susan said she did not support selling any of the land. She liked the idea of an amphitheater. She felt there was not enough parking at the site to do other things. She also envisioned a place where young people could set up and raise money. She was uncomfortable adding any business uses to the site.

Lyn envisioned a destination gathering place. She said there was an amphitheater next to the Camden Library that was much used.

Cathy also felt that the trails were not much of a destination. She was looking for a tangible replacement of those.

There was a question about how other developers could use the site. Cathy replied that she asked staff to look into that and that access was an issue, unless one of the buildings was sold. She also stated that a contract zone would likely be required.

There was some discussion what other uses the buildings could be put to. Lunt could house Community Programs. The Motz wing may be suitable for businesses or artist studios. A question was

raised if the town offices could be in Lunt. It was envisioned that the Plummer building would be an anchor and that the town offices there would seem most appropriate.

4. Review of Preliminary Cost Estimates

Rob reviewed the cost estimates with the committee. He said that the assumed level of finish was similar to Gorham Town Hall. He said that the bid environment would have an impact on costs as well. Today's bid climate is 20% less than a few years ago, but that may well change again when this project is ready to be bid. He said the numbers included a base LEED certification.

Each of the buildings was reviewed. For Town Hall, the demolition of the former Police Dept. wing and construction of an 8,000 sf addition was \$3M, leaving \$1.3M for other renovations to that building.

It was asked if it made sense to renovate the Motz wing and instead leave it as is in Phase 1 and then demo it and build the community center + gym instead.

Demolition of the Motz wing lead some to suggest that perhaps a new library should be built on that site.

Lucky mentioned the issue her department has with the scheduling time in the gymnasiums the town has.

5. Discussion on Forum #2

The group agreed that it was important to vet the committee's ultimate recommendations with the public. Rob suggested that the public should not be given choices, but instead should be asked if it supported the recommendations or not.

A commitment from the library regarding its interest to move to Lunt was deemed essential before such a forum.

If a referendum was scheduled for November 2010, then the ballot needs to be ready by August 2010, which means that a forum event should take place in March 2010. The buildings are expected to be vacated in fall 2011 and a plan must be in place by then.

There was discussion how much specifics need to be part of the forum. It was suggested that the Town should pitch its proposal as a consolidation of services. It was recommended to keep the forum information simple. Steve suggested that if a lot of details are provided it would give more opportunity for disagreement. It was recognized that the committee could not ask for a blank check. The sense was to aim for a November 2010 referendum and have the event in April.

The question was what the proposal was that would be tested. Steve suggested that a small group synthesize the information and prepare a proposal that would be reviewed by the committee.

Nathan asked where the library stood in its process. There was agreement that a small Town-Library subcommittee would meet to iron out the questions pertaining to future ownership and financing. Lyn saw the financial arrangements between Library and Town as one issue, but she also felt that the

library's space needs did not fit into Lunt without the additions. It was asked what a new library building would cost per square foot. Rob mentioned about \$225/sf.

Nathan suggested to include the 8000 sf addition for the library in the proposal for a total cost of \$4M. He also mentioned that the Town Hall renovation figures made him nervous and that more needed to be done to explain those to the public. He felt that the project needed to be done right, even if that cost, say, \$12M instead of \$8M. He calculated that a \$1M bond over 20 years would cost for someone who owns a \$400K house \$16/year. A \$12M bond would cost \$192/year and an \$8M bond would cost \$128/year.

6. Future Meeting Dates

To get ready for the forum the committee agreed to meet twice per month. The following dates were picked: 2/11, 2/25, 3/11, and 3/25. (NOTE: The 3/25 date was later revised to 3/18 as some could not attend 3/25.)

The forum was pegged for 4/7 or 4/8. Theo will try to get the Mason gym again.

Cathy said she hoped that committee members between now and 4/7 would have time to do outreach with their community groups.

The committee also agreed to change the start time of their meetings to 6:30 PM.

The meeting was adjourned around 9:15 PM.

Draft meeting notes by Theo Holtwijk, February 1, 2010