



Community Facilities Planning Committee

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

Community Facilities Planning Committee

Meeting Notes Thursday, February 25, 2010

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

Consultants

Cushman &
Wakefield

Institute for Civic
Leadership

Oak Point Associates

Spatial Alternatives

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

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

Consultants present: -

Others present: -

Cathy opened the meeting at 6:30 PM.

1. Meeting Notes

The meeting notes of the February 25th meeting were approved by consensus.

2. Review Updated Project Fact Sheet

The committee reviewed the updated fact sheet. A question was asked what the status was of inviting other developers to participate in the project. Cathy replied that no decision had been made in that regard. A question was asked about the statements concerning the service learning outreach effort and the pool effort. Another question was asked about the stand alone post office. Theo stated that he had learned that the USPS-Shaw's contract is ongoing, unless one of the parties terminates it. Judy flagged that the decision on the closing of the Pleasant Hill Fire Station had been made and that that text could be updated. Theo will do that.

Lucky and Theo gave an update on the recent meeting they had with pool supporters. There is a renewed interest in a community pool in Falmouth. An offer was made to meet with those supporters before April 5th to explain the facilities project and where and how a pool may fit in. If space is reserved for a future pool, how much is needed? The most recent pool proposed in the past was projected to be 86 by 114 feet. This also included a track and meeting spaces. Mark felt that the group should be careful with the pool idea in this economic environment. He felt the emphasis should be:

this is what we need. He felt the pool could be a lightning rod. Cathy felt that the committee should go with the current drawings and not add a future pool at this time. Marsha concurred. She felt that the drawings should reflect what was actually being proposed, but that it would be clear that the door was not being closed on a pool. There was a sense that a future ad hoc committee should determine what future developments may be needed.

3. Forum 2 - Outreach

There was a request to have available 10-20 11 by 17" posters announcing the forum. The fact sheet would be updated and made available. A black and white ad will be placed in The Forecaster.

There was a request to committee members to schedule, and meet with, as many community groups in next 5 weeks. Flyers will be available to hand out at these meetings. If an e-mail message is the only thing that can happen to reach a group, committee members should do that. Steve reported that he and Lucky met with PACPAC and that meeting went well. Steve will meet with Falmouth Congregational Church in the following week.

4. Appraisal Update

Theo handed out a 1-page summary of the draft appraisal results and discussed the general findings. There was a question what the value of the entire Plummer-Motz-Lunt property (all 20 acres) would be if the buildings were demolished and the land was sold. Theo will get that feedback from Christine Hume. He also gave a sense of the review by the Assessor. Cathy stated that the work of a professional consultant should be taken at face value, and that one set of numbers should be used. Mark said he read the appraisals and felt that they were relatively generic and that not much thought had been put into them. There was a question how far down the forum should drill down in the available data and if a chart should be used to present information.

5. Recommendation Development

The financial analysis chart had been updated. Cathy thought it would be good to do a scenario that would show no impact on the tax rate. Such a scenario would likely entail selling several properties.

Theo mentioned the meeting that Nathan and Al had with Mark Gianniny regarding the three options for Town Hall. Besides the \$6M option, there may be a \$2M and \$0.5M option. Mark will prepare costs estimates and project descriptions for that. Steve felt it was good to have those discussions as it will help the committee to state which options it felt should not be pursued and what it felt was best for the Town.

Questions to be resolved are: should a new gym be part of the committee's recommendations? Should the Motz wing be demolished? Cathy asked what each member wanted to see happen and what information they felt they needed beyond what had been presented.

Marsha recommended going with the big picture that the committee had developed.

Steve wondered if one can raise private funds for a Town facility. He wanted to go with both library additions, demolition of Motz wing as part of phase 2 development, improved landscaping, and a new building in phase 2 where Motz is located. He envisioned a 6-page handout which would explain the

overall vision, the library component, the town hall component, the community center component, the costs involved and the net impact on property taxes. He felt that that would show economic sensitivity. Regarding OceanView he would rather not see option B, and was OK with option A.

Tim felt that no community center additions should be proposed at this time, that a portion of the land should be sold to OceanView. He was OK with the library's additions as those were easier to sell. He concurred that there should not be private fundraising for Town buildings.

Mark felt that nothing should be sold at Plummer-Motz-Lunt site, maybe with exception of Option A. He felt the current needs should be met and that a new gym could be part of the future.

Judy stated that selling land to OceanView would provide income. Such income would be reflected in the committee's handouts. Marsha wondered if selling Village Park should be part of that. Steve felt that Village Park should be kept for a potential pool location as he felt Plummer-Motz site had not enough room for a pool. Judy concurred with the suggestions by the others. She felt that as little additions as possible should be proposed in the beginning. She felt visual materials were needed and that the committee should avoid scaring people. Perhaps have options available that costs less money. She felt that tax impact information was important. She felt that it was important to state that this was for the future. She was in favor of selling a minimal amount of land to OceanView, but thought that perhaps option B was more reasonable than A.

Marsha did not want to sell any land, but if one had to sell some land to do the minimal amount. She wanted to do the library's additions. For Motz she wanted to do the renovations, but was not sure at what level. She wanted to do the gym later.

Cathy said she was generally on the same page, but with some significant exceptions. She saw Town offices in Plummer building and wanted to do minimal renovations to Motz wing to maximize its use for a limited time). She saw an eatery where the Maze Craze used to be, right at the street, to be operated by a local business. She was in favor of selling a bit more to OceanView in order to get more revenue. She had faith that an attractive buffer could be established. Steve felt that perhaps the public should be given a choice whether it favored an eatery or not. Cathy envisioned a small building where one might get lunch. Cathy could live with option B of OceanView. She preferred to see the landscape be designed as she did not think the quality of the current wooded landscape was very good. Marsha wondered if option B would lose the amphitheater. She was concerned that once you sell land, you do not get it back. Cathy envisioned a future addition of a pool, adding parking at OceanView and have connecting pathways between all facilities. She wanted to do several scenarios; one could have just the lodge expansion. Another could have the lodge expansion plus 20 units. She was in favor of doing both additions for the library.

Steve clarified if the proposed gym was still taking up classroom space at the Motz wing. The group clarified that a separate, connecting gym was envisioned. Cathy stated she was in favor of doing minor renovations at Motz, in the order of \$250,000.

Lucky stated that maintenance of the trails had been the responsibility of the school department. She felt that it was important to think, relative to OceanView, what kind of neighbor the Town wanted to have and what kind of neighbor the Town wanted to be.

Cathy made an argument if the woods and trails should be preserved. She felt a good alternative was provided at Ridgewood Estates where 70 acres of open space and trails are available for public use.

Lyn clarified that library furnishings were not included in the costs estimates. The committee concluded that the same could be said for Town offices.

Cathy felt that the question if the library should remain in its current location should be explained up front. Steve concurred and said that the committee could not wait for that question to come up during the forum. There was a question if the library board was supportive of moving. Cathy asked if the library staff or trustees were talking about the possibility of moving with their patrons to gauge their reaction, and if a pamphlet had been created to inform the public. Lyn stated that she had had some informal conversations. Marsha stated that this proposed move was different from previous proposals and that people seem to say: if you have to move, then move.

Cathy will follow up with Oak Point regarding developing a bird's eye view drawing for the forum.

6. Next meeting

Next meeting of the committee is **Thursday March 11th** at 6:30 PM.

The meeting was adjourned at 8:53 PM.

Draft meeting notes by Theo Holtwijk, March 8, 2010