



# Community Facilities Planning Committee

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

## Community Facilities Planning Committee

## Meeting Notes Thursday, March 11, 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 Pierce, Marsha Clark, Mark Soule, Steve Tenney, Analiese Larson

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

**Consultants present:** -

**Others present:** -

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Teresa opened the meeting at 6:40 PM.

### 1. Meeting Notes

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

### 2. Update on Community Outreach

Committee members reported on outreach meetings held and scheduled. Theo will update the outreach schedule. Marsha suggested that the outreach flyer have the forum date right on the front. Theo will make change for future flyers.

### 3. Committee Recommendations

Theo reviewed updated cost estimates from Oak Point and accompanying descriptions. He inserted the new numbers in the financial analysis spreadsheet and reviewed various improvement/sale/development scenarios. The Committee felt that the bottom line impact should be stated per \$100,000 value, instead of for a \$400,000 house. There was a question how the acreage for private development in each of the scenarios was arrived at. Theo said he followed for most the hypothetical lot splits that appraiser Christine Hume had used. It was clarified what Mason Option 1 versus 2 stood for. Some felt that option 2 which proposes to sell 10 acres, should instead sell 5 acres. This is similar to OceanView's concept sketch B. Steve asked about the annual bond payment amount.

Teresa went around the table to ask each committee member their preferred scenario.

Mark: scenario 1, but with minimal renovations for Motz wing and Mason gymnasium.

Analiese: scenario 2, but with 5 acres to be sold for private development.

Marsha: scenario 1 likes that one best, but scenario 2 will probably fly.

Steve: scenario 1 with minimal renovations for Motz wing and Mason gym. He envisioned a partnership with OceanView some years down the line to build a new gym. Mark felt that that scenario sent the right message.

Teresa: scenario 1.

Lucky stated that she felt that Mason gym was not a demolition candidate, but that she goes along with minimal renovations for Motz wing.

Teresa stated that now was an inexpensive time to bond and build. She mentioned a conversation with a resident who felt that such a proposed town center would serve empty nesters in Falmouth.

Analiese thought that it was important that all major bond payment information gets shared with the public as in 2013 the Town needs to start paying on the elementary school bond. These expenses may direct the committee more to scenario 2. She felt that OceanView would be wonderful neighbors and that a good buffer could be created.

Teresa stated that the preference for scenario 1 is probably not realistic. Analiese felt that more development at Plummer-Motz site was appropriate and was supported by the Comprehensive Plan which called for higher densities in this area. Teresa did want to build a community center at this time. Mark stated that once people start using a community center that it will take off. He felt this was long term deal that should be done right.

Teresa suggested that she and Cathy come back with a specific proposal for committee endorsement at the next meeting.

Theo wondered if it made sense to invest a lot of money in the Motz wing. Instead he thought that if the money allocated for those improvements could be set aside, in combination with financial support from OceanView, perhaps a new community center could be created in that location.

#### **4. Forum 2 Format Discussion**

Teresa reviewed Cathy's draft forum format memo and suggested to add one or two slides that discussed the survey results with percentages from last year by way of reminder what the public had told the committee. She felt that a big argument for doing the community center is to serve the older generation and have an emphasis on health and wellness.

In discussing the "needs" section the committee saw a distinction between people needs and building needs.

Mark felt that the younger generation also had needs that should not be forgotten. Lucky stated that no community center space and no additional library space may stunt the growth of those services to the community. Teresa commented that she felt Town Hall was a harder sell. But she did see a need for public buildings to represent the values of the community. Marsha cautioned that the committee may need to come up with more concrete arguments.

The committee agreed to think of those broader needs as community needs, and that those needs existed before the committee was created, that the lead to the committee's creation.

Theo had mentioned earlier the caution he had heard of promoting the Town Center concept as that may not appeal to some people in West Falmouth. Instead people had suggested "consolidation" to him. Analiese wondered if that was the right word, but agreed that a bringing together of community services would be "convenient" and "efficient" for Falmouth residents.

The committee then reviewed the "Staying vs. Moving" chart. Mark advised to stay away from presenting that. The committee agreed that it should not be presented or be there as a handout, but that it should be available in case there were questions. The committee also thought that some of the arguments could be incorporated in the Needs section.

The committee confirmed it wanted to present financial impact per \$100K value, not a \$400K home.

As far as feedback ideas, the committee wants to know the public's feeling about selling property, about relocating facilities, and phasing improvements. Analiese suggested asking certain questions that were asked one year ago again to see if opinions changed now that financial information is available. Teresa felt that a scenario of selling 1 acre versus 5 acres should be tested. Mark wanted to know if the public was comfortable with their taxes going up. The pool and post office were discussed. The committee agreed that a follow-up statement on that should be presented, but that no feedback questions needed to be developed for those uses. No door will be closed on either facility at this time. The committee thought that 25 or so questions may be sufficient.

The committee also agreed that a handout with more detailed information would be useful, as well as a bird's eye view. Theo explained that a bird's eye view would not necessarily show a lot of change as most change is inside the buildings.

The committee felt that a question on a proposed commercial entity at Plummer Motz site should be tested as well.

The committee talked a bit about how many keypads to get. The Town Manager had recommended 200, so as not to run out of them.

## **5. Next Meeting**

The committee agreed to meet again on **Thursday March 18, 2010** at 6:30 PM.

The meeting was adjourned at 8:35 PM.