



Community Facilities Planning Committee

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

Community Facilities Planning Committee

Meeting Notes Thursday, March 18, 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, Marsha Clark, Judy Currier, Phil Kaplan, Tim O'Donovan, Mark Soule, Steve Tenney, Analiese Larson

Advisors/Town staff present: Nathan Poore, Lyn Sudlow, Theo Holtwijk

Consultants present: -

Others present: Becca Casey (Planning Board), David Hembre

Cathy opened the meeting at 6:36 PM.

1. Meeting Notes

The meeting notes of the March 11th meeting were approved with the correction that the Comprehensive Plan density comment on page 2 was made by Analiese Larson, not Teresa Pierce. Theo will revise that.

2. Update on Community Outreach

Committee members reported on outreach meetings held and scheduled. Analiese reported that people were encouraged when she told them where the committee was at. Judy reported that she wrote a letter to the vestry of St. Mary's Church as she could not attend its meeting. She also reported on her other outreach efforts.

3. Committee Recommendations

Cathy noted that there seemed agreement on the Town Center concept, but not on the scale of the proposed Community Center. She went around the room to gauge committee members opinion relative to the four updated scenarios prepared by Theo. The variables were (a) selling 1 or 5 acres for private development, and (b) doing a complete Motz Wing renovation or doing some minimal work there.

Marsha choose scenario 1A and suggested to do the full Motz renovation. Phil agreed with Marsha.

Cathy stated that her ideal was to do a complete Community Center with a pool and gym + walking track through a public-private partnership, but that she felt such a proposal would be too big at this time. She felt instead that the Motz wing could be made useable for a small number of years.

Marsha clarified that she wanted to the pool and big gym later, but that she wanted to have a Community Center now. She understood that the scenario she picked entailed demolition of the Motz Wing and a rebuild. This was not included in that scenario.

David Hembre suggested that the committee think big for a community center.

Analiese picked scenario 2. Tim picked scenario 2. Mark stated he stayed with scenario 1. Steve picked scenario 2. Teresa picked scenario 2A, but felt that \$1.9M should not be spent on a renovation of Motz Wing, but instead it should be demolished and rebuilt. Cathy felt that that could not be done, that \$2M was not enough to do that. Teresa stated she wanted the best shot for the next ten years. David stated that for a new complete Community Center one would need \$7-8M. Teresa revised her pick to scenario 2.

Becca asked what the arguments were of selling 1 vs. 5 acres for private development. The committee responded: additional revenue vs. the desire to keep land in Town ownership. Becca asked how quick the committee expected to move to get the work done for a master plan for a complete Community Center. Cathy replied that she envisioned Phase 1 to be in next two years, but that the timing for a second phase was uncertain.

Marsha was in favor of scenario 1A. She was willing to go to scenario 2 as a trade off for a full Community Center. Phil picked scenario 1A. Steve noted that there was a typo in the Motz Wing numbers. Theo will fix that. Judy picked scenario 2. Lyn was in favor of limited renovations for Motz Wing and selling 1 acre. Teresa thought that selling 1 acre may give more leverage with OceanView. Steve asked if a \$3M expenditure with, say, a \$2.1M income, would still require a referendum vote. The answer is yes. It is contingent if the Council spends any amount over \$1M. Steve said that at the ballot box he would vote for selling just 1 acre. He thought that the group could propose selling 5 acres and if the public did not like that, it could be revised to 1 acre. Marsha felt that it might be easier to go the other way: propose to sell 1 acre, if the public does not like that then go to 5 acres.

Theo suggested that not investing in Motz Wing may be best expenditure of money and that instead the master plan for a complete, phased community center may be best way. Teresa felt that the time for complete community center is now. Mark felt that the Community Center should be tested at a small scale to make sure that the public will use it. Steve felt the Community Center was in the “want” category, not “need.” He voted for scenario 1 and wanted to do the Community Center right.

Analiese stated she had no problem with selling 5 acres. She felt that OceanView was wonderful neighbor. Mark felt there were other ways to find the necessary funds. Teresa stated her desire to use any funds in the smartest way possible. She felt that the Community Center was a very compelling component of the Town Center proposal. Cathy felt that a small investment could make a lot more space available for Community Programs. If Falmouth citizens have a bigger appetite, then the space to do so is there. She reminded the committee that it had chosen not offering a menu of choices for the public. Marsha suggested that the Forum ask if people want to pursue a bigger community center. David felt it was phenomenal project and that big plans should be made. He anticipated a big increase in use for the library if it were to move and expand.

Cathy suggested testing two scenarios: One would be to use the current Motz Wing and make minor investments in Phase 1 for that. The other would be to do the who she-bang (sp?) and build a new community center through a public-private partnership. The committee agreed that a scenari between these tow did not make sense. The net result may be a matter of phasing.

Marsha liked this idea. Cathy stated that the Council would most likely go with selling 5 acres (vs. 1 acre). Steve wondered if these two items – selling 5 acres and doing full community center – were connected. Cathy stated that the Council would probably vote to sell 5 acres no matter what, and that only the Council can negotiate such matters. She suggested that the Council should appoint a Community Center Committee to work out the complexities of a full-blown community center, and that different parties should be at the table for that. She was in favor of scenario 2.

Mark felt that reinforced his opinion to retain as much land as possible to see what may work out best for the parties involved in such a community center planning effort. Steve stated a preference to sell additional land in Phase 2 to reap that benefit at that time when other expenses would be proposed. Cathy stated she wanted to get that revenue in Phase 1. She felt that a Phase 2 Community Center may not need to involve public funds. It could follow a scenario such as with Family Ice. Becca asked to see the OceanView Concepts Plans.

Nathan stated it was a balance between what the community dreams and wants vs. what it needs. He felt that the Town Center was proposed because the Town had an opportunity it will never have again. He felt that people would not be excited about the plans for Town Hall, be more excited about the Library plans, but that a Community Center could potentially get more support. He felt that the Town should get the most out of the Motz wing now.

Steve suggested to eliminate the “A” options and just have scenario 1 or 2, selling 1 acres versus 5 acres. Cathy polled each member on that. Five were in favor of selling 5 acres: Judy, Teresa, Tim, Analiese, Cathy. Four were in favor of selling 1 acre: Phil, Marsha, Steve, Mark. The committee felt it was important to relay to the public that it wrestled with this question and ask the public to weigh in.

4. Forum 2

The following people agreed to bring food or drink to the forum: Analiese, Judy, Teresa, Marsha, and Cathy. Thank you for that!

Steve agreed to present the Community Programs needs. Chantal will present the library’s needs. There was discussion who should present the Town Hall needs. Staff could not do that. The two councilors would like to also not do that as they will vote on the ultimate recommendations. Phil agreed to do it.

A subcommittee of Teresa, Cathy, Lyn, Lucky and Theo will pull together the Forum presentations. Meeting times of that group will be shared so others can attend as well.

Steve reported on his outreach effort with the Falmouth Congregational Church next to Town Hall. Members are concerned what use may occupy that building after the town offices leave and would like to get involved with those discussions when they occur. He felt that new angles and other feelings that the committee may not have thought of would be revealed at the forum and that a lot of education

would be needed. He suggested that committee members be clearly identified at the forum and that the public be invited to seek them out one on one afterwards, so an outlet for their comments could be provided. Comment cards will also be handed out. The on-line survey will be open from April 6th through 20th. Time needs to be reserved for processing of the results before the committee meets again.

5. Next Meeting

The committee agreed to meet again after the April 5th forum on **Wednesday May 5th** at 6:30 PM. Cathy stated her desire to present the committee's final recommendations to the Council on May 10th.

The Forum Subcommittee agreed to meet on March 30th at 8:00 AM.

The meeting was adjourned around 8:39 PM.

Draft Meeting notes by Theo Holtwijk, March 19, 2010.
Revised: April 22, 2010