

Proposed Community Event for Former Brown Property, 260 Falmouth Road

Draft: August 3, 2009

Project Background: On March 2007 the Town acquired the former Brown property at 260 Falmouth Road (the “site”) for \$ 580,000. The primary purpose for this 3.34-acre acquisition was to provide for a future municipal use, such as open space, park addition, additional parking for people using the nearby Town Landing, or other use, such as a private house lot. A recent Town study¹ identified the need to provide approximately 100 new parking spaces within walking distance of the Town Landing. This site is located approximately 2,000 feet from the Town Landing.

Following this acquisition, the Council decided that the existing residence on the site was unworthy of reuse and it was subsequently demolished. While a preliminary on-site parking plan for up to 30 spaces was being prepared by the Town, residents suggested other use ideas for the site. In response to those ideas, the Town Council determined that a community event should be organized to solicit community feedback on all use ideas for this site, and see if a community consensus could be forged.

Proposed Event Date and Time: Monday, September 21, 2009, 6:30-9:00 PM

Proposed Event Location: Falmouth High School Cafeteria

Proposed Event Program:

- | | |
|---------|---|
| 6:45 PM | Welcome |
| 6:50 PM | Project Overview
Brown Property, Underwood Park, Town Landing Parking Management |
| 7:00 PM | Small Group Discussions:
<i>1. What use(s) should the former Brown property be put to?</i>
<i>2. How can the Town best manage the parking needs for the Town Landing?</i> |
| 7:40 PM | Small Group Reports |
| 8:10 PM | Plenary discussion:
<i>3. What next step(s) should the Town Council undertake?</i> |
| 8:30 PM | Adjourn |

Each group will be provided with maps and photos.

Project Web Site: A project web site will be established for all pertinent project information.

Site Visit Opportunities: Boundaries of the site will be clearly identified, so any interested party can visit the site at their convenience and schedule. In addition, staff will be present on-site on Wednesday, September 16, 2009 at 6:00 PM to show anyone around and/or answer questions.

¹ Falmouth Anchorage Evaluation – Phase II: Long-Term Management and Operations, Falmouth, Maine, Milone & MacBroom, Inc., August 2008

Site History and Context: The Brown property was assembled by George Davis from several smaller parcels in the 1840s and 1850s. A colonial-style residence was built on the site and is assumed to date back to this time. A large barn existed on the property in which for some time ice blocks were stored. These were sold on the premises in the 1930s. The ice may have come from a nearby pond off Johnson Road. A shed still exists on the property. The portion closest to Foreside Road consists of lawn, whereas the rear portion is wooded (primarily deciduous trees, such as maple, oak and beech) with some poorly drained areas and trail connections linking the nearby neighborhood to the north, through the neighboring Doughty parcel, with Underwood Park.

Adjacent to the Brown site, Underwood School and Casco Hall were built. The school was built in 1916. Both buildings were demolished some time ago and a 7.69-acre community park, Underwood Park, was created. While the majority of the park land is wooded with various trails connecting to adjacent residential areas, the features closest to Foreside Road feature a play area, several benches, lawn areas, and 4-5 car parking area. Remnants of the former school are also evident: the original entry walk exists as well as a partial outline of the school's footprint. Recently the Town created an unsigned 4-5 car parking area in front of the park along Foreside Road.

The Town was also successful in securing financial support of PACTS and MDOT, the regional and state transportation agencies, for the construction of approximately 750 feet of curb and sidewalk on the west side of Foreside Road from Underwood Park to Johnson Road and a cross walk across Foreside Road at the Town Landing Market to make operational and safety improvements there.²

A Town-owned parking lot exists at the corner of Johnson and Foreside roads with 22 car and six trailer spaces. In addition, 5 parking spaces exist along Town Landing Road and 28 vehicles can be accommodated at the Town Landing itself. The Church of the Holy Martyrs is located around the corner on Johnson Road. Its site area contains parking for approximately 90 vehicles.

Other than the Town Landing Market, the remaining land uses in the immediate neighborhood are residential.

² This project is identified by in MDOT Biennial Capital Work Plan for Fiscal Years 2010-2011 as PIN 017331.00 with the amount of \$103,865.