

**Town of North Yarmouth
Board of Selectmen
Minutes of November 18, 2014**

 **ORIGINAL**

I. Call to Order

Members Present: Chairman Steve Palmer, Vice Chairman Paul Napolitano, Mark Girard, Clark Whittier, and Alex Carr. Town Manager Rosemary Roy was also present

II. Special Presentation - Village Center Development Plan

Chairman Palmer called the meeting to order and explained the presentation format and processes going forward. This is Planning Decisions, Inc final report to the town.

Presented by Planning Decisions, Inc.

- Introductions
- Presentation
- Questions/Answers
- Selectmen Discussion
- Site Tour of School

Milan Nevajda gave an overview of the purpose of their report. They reviewed the development options and consider the importance of the Village Center to the community and took into account the impact and value to the area. The review and plan took the town's Comprehensive Plan and considers the goals of creating a denser village center with more amenities and more connections to other parts of the community. A number of ideas and suggestions from the public were also taken into consideration in this report. The report also considered fiscal impacts for a variety of projects.

The six development drivers are:

1. There is a lot of publicly owned land in the village.
2. Real-estate demand exists in the community.
3. The housing market in the region varies and different people are looking for different types of housing.
4. There is an average of 7,000 cars a day traveling Route 115 which is a benefit to commercial development. With amenities and infrastructure, this is of interest to a commercial developer.
5. Town departments are at capacity at present. Should there be increased development, there are the cost drivers for town to consider accommodating growth.
6. Sewer system in the Village Center will need to be considered.

The goal is to maximize the Village, but to seek out diversify and create a higher tax base. He outlined the areas within the Village Center and what the options could be. This include town owned properties, privately owned properties and privately owned undeveloped property. There exist possibilities for public/private partnerships.

Interviews with town staff were conducted to assess the impacts to various departments with development.

The Economic Development & Sustainability Committee helped provide a number of ideas and outlined the benefits of the community. They gathered a lot of this information through public discussions.

Milan outlined 3 possible economic development scenarios and reminded the group that these are merely suggestions and not proposals. The following aspects should be considered:

1. Keeping some green space (area around Memorial Park and Memorial School)
(Keeping mind the areas outlined in teal & purple on map presented that need to be addressed. He outlined the possibilities regarding the municipal campus location and the town's wishes surrounding this.)
2. Residential Development possibilities. (in yellow on map presented)
3. The most ideal area for commercial development would be the area around Toddy Brook (in red on map presented).

He also outlined some of the Village Center density residential possibilities. Sewer in the Village Center is important for more economic development in this area. This infrastructure will be important for a developer to consider the area. Additional investments in the Village Center would need to be considered including possibly a bike path, bridge over Toddy Brook to get to the Village Center, sidewalks, crosswalks, signage and the like.

The review of the 3 scenarios was done with a 20-year long-range view to gauge the investment, tax impact/ benefit and the like. This included what currently exists, a review of residential absorption rates in the area, potential TIF districts and how they can be designed and used. Discussions with commercial and residential developers also helped gather this some of this data, as well as, town and education costs as increased development occurs, of which, a breakdown over the 20 span was presented via PowerPoint.

Questions for town to consider:

1. A clear plan for the Village Center development would need to be done in order for a potential TIF to be designed.
2. How this TIF would be structured and used.
3. Overall costs in the future. This report took a basic linear cost analysis, but this is variable as the development is designed and expanded.

Q & A:

A resident asked what type of commercial development might be possible in the areas suggested.

Milan stated that office, retail and possibly mixed use space are types that can be considered. It doesn't consider a drive-thru type business. A variety store and eatery-type business was mentioned by interested commercial developers.

Rob Wood asked if the sewer costs at Memorial School is the same in the 3 scenarios proposed. Milan stated that it is but the future economic development could change the expansion. The Yarmouth Water District does not have any issues with the scenarios, but has recommended contingency funds for future monitoring and potential mitigation etc given that there is an aquifer. This is a good suggestion.

There was a question from the audience regarding sewer expansion, water bodies and expansion as outlined on the map. Milan gave a breakdown of the map lines.

There was a question from the audience regarding the Memorial School use for commercial use. Milan stated that feedback from developers indicated that rental housing would be better suited for this area. A multi-unit home development generates more revenue per square foot. Commercial use could be considered if there is a TIF developed there. This will be a further discussion for the town to have.

There was a question from the audience regarding police/fire services. Milan indicated that these services would consider expansion of administrative/operational costs per unit over time.

There was a question from the audience regarding preservation of rural development. Milan stated that this is possible if the town chooses to encourage and control more economic development in the Village Center which would be attractive and protect the rural aspect of the community.

There was a question from the audience regarding the economic development triangle and a town green as outlined. Milan gave an overview of the lines and that they can be fluid.

There was a question from the audience regarding a potential TIF district. Milan gave an overview of how a TIF can be applied in a particular area and their advantages and applications (i.e. sidewalks, street lights, staffing to promote economic development. In general, applying it to development.) Selectman Girard stated that the TIF changes assessed values and can be of benefit because of its applications (sidewalks, trails as examples) for economic development. Milan stated that how it is used is based on how the town creates a TIF plan.

There was a question from the audience regarding estimated sewer costs over time. Milan stated that all the scenarios consider sewer and estimates about \$750,000 (set-up costs to get it operational) and would likely be bonded. But, this estimate doesn't include operational costs over time. Mandated sewer costs for developers are not included in this as well.

There was a question from the audience regarding the village green protection. Chairman Palmer stated that the village green remains where it is at this time.

The presentation ended at approximately 8:45pm. The Selectmen's meeting reconvened a few minutes later.

Chairman Palmer asked the Selectmen about a Memorial School Building tour. Selectman Girard asked how this would help the public since they would be seeing what exists now. It might be more beneficial to time them around specific dates. Selectman Napolitano suggested that parts of the walls etc be removed so that the public can see more. Selectman Whittier asked what would be the real reason to offer the tour. Selectman Carr stated that he has received communications and conversations regarding seeing the building but did not state specifically for what reason but agreed that it might be helpful. Chairman Palmer stated that it would be helpful for them to see it with some type of plan. Selectman Carr stated that it would be good to have developers see it. Chairman Palmer stated that no developer has contacted the town with some interest. He understands that there is more interest in the property rather than the building. He recommended taking this idea up at a later date with more outside information that comes in.

A resident in the audience asked if any advertising has been done. Chairman Palmer stated that this has not been done at this time. Conversations with developers have indicated that they do not have interest in the property. The resident in the audience also asked if there is a contingency plan for the furnace in the school in the event a problem occurs. Town Manager Roy outlined a plan that has been put together. Review with people indicated that the furnace is still in good shape and she is also getting information and quotes on putting anti-freeze in the lines.

III. Recognition of Visitors - Items not on the Agenda - None.

IV. Minutes of Previous Meeting

Selectman Girard moved to approve the Minutes of November 4, 2014. Selectman Napolitano seconded the motion. Discussion: None.

Vote: 5-yes 0-no

V. Payables

Selectman Girard moved to approve Payroll Warrant #23. Selectman Napolitano seconded the motion. Discussion: None. **Vote: 5-yes 0-no**

Selectman Napolitano moved to approve AP Warrants #23 & 24. Selectman Carr seconded the motion. Discussion: None. **Vote: 4-yes 0-no 1- Abstention** (Selectman Palmer)

VI. Management Reports

Town Manager Roy commented on the upcoming Village Tree Lighting event.

VII. Any Other Business - Selectman Whittier commented on the Garden Club meeting and that hemlock algae and the ash tree disease is near the Maine border.

Selectman Carr stated that the new sign at the Fire Station looks great.

Vice Chair Napolitano would like to see the hydrant certification information on an upcoming Selectmen agenda. Selectman Girard asked about the ISO impact rating as well. Town Manager Roy stated that more work needs to be done but at present it hasn't changed and will likely not change very much.

VIII. Adjournment - Selectman Girard moved to adjourn the meeting at 9:09pm.

Recorded by: Nancy Trottier
Town of North Yarmouth Recording Secretary

Board of Selectmen



Steven Palmer, Chairperson

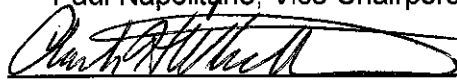


Mark Girard

Alex Carr



Paul Napolitano, Vice Chairperson



Clark Whittier