



North Yarmouth Village Study Ad hoc Committee Meeting #2: Summary Notes

Attendees: Sarah Hopkins, Ad Hoc Committee
Dixie Hayes, Ad Hoc Committee
Chuck Lawton, Planning Decisions, Inc.
Milan Nevajda, Planning Decisions, Inc.
Other: Audrey Lones, North Yarmouth E.D.S.C.
Mark Girard, North Yarmouth B.O.S.
Ales Carr, North Yarmouth B.O.S.

On September 15, 2014 Planning Decisions, Inc. met with members of the North Yarmouth Village Study Ad Hoc (Oversight) Committee to discuss PDI's interim report: *Overview of Vetted Development Options*. The purpose of the meeting was to reach a decision regarding the framework development scenarios that the PDI team will use in subsequent stages of their research.

Planning Decisions began the meeting by presenting the results of a resident survey that was conducted on Fun Day and hosted online from September 9, 2014 to September 15, 2014 (attached as an Appendix). The committee members and PDI discussed resident feedback on several questions. Chuck Lawton from PDI pointed out that while residents seem to support the goals of the Comprehensive Plan, the prevailing pattern of development in town since adoption of the Plan is not seen as problematic. M. Nevajda noted that this indicates more a support for continued development as has been the case (i.e. in rural areas) alongside new development of the village area—rather than a lack of support for village development. The group then discussed resident attitudes toward various types of housing that were needed (or not needed) in North Yarmouth: small single-family homes and senior-oriented housing received strong support from survey participants.

Planning Decisions summarized the interim report. S. Hopkins noted in the discussion of Memorial School rehabilitation costs that demolition costs will also have to be considered because there is real uncertainty about the feasibility and practicality of reusing the existing structure. Planning Decisions noted that this will be included in the cost-benefit analysis.

S. Hopkins asked for clarification on North Yarmouth's obligations to the Yarmouth Water District and what implications that had toward village redevelopment. M. Nevajda responded that the Town's obligations are those that have been adopted within municipal ordinances and that there are overarching state-level standards regarding wastewater management and lot development that must also be adhered to. The Town's ordinances also include consultations with the Water District on projects proposed in the Groundwater Protection Overlay District.

C. Lawton reviewed the findings of the market study on residential and commercial development in North Yarmouth. There is demand for virtually any form of residential development, but village development will require support and appropriate regulatory measures to create an attractive location for development. Regarding commercial development, North Yarmouth retail spending lags significantly behind neighboring communities indicating that dollars are being spent by residents in other communities. There is an opportunity, therefore, to capture local demand for goods and services and to make use of the traffic flow along Routes 9 and 115.

Planning Decisions reviewed the implications of various forms of development in the village area. With varying levels of development, the Town would see varying levels of potential revenue, demand on the septic system, and municipal costs. Full build-out of the village in all but the most sparse pattern would



exceed the existing septic capacity of the Memorial School system, however, there are opportunities to increase the capacity of the system.

M. Girard questioned why the Cassidy Pit lands were not included in the inventory of municipal lands, noting that this land is municipally owned and provides the Town with an opportunity to expand the septic system or create additional development. M. Nevajda responded that the Cassidy Pit parcel is a natural extension of the village area, and certainly an asset to be considered in the future development of the village. It was not included in the report because the focus was on the village center, and development of the parcel would proceed on an as-needed basis following build-out of the village center.

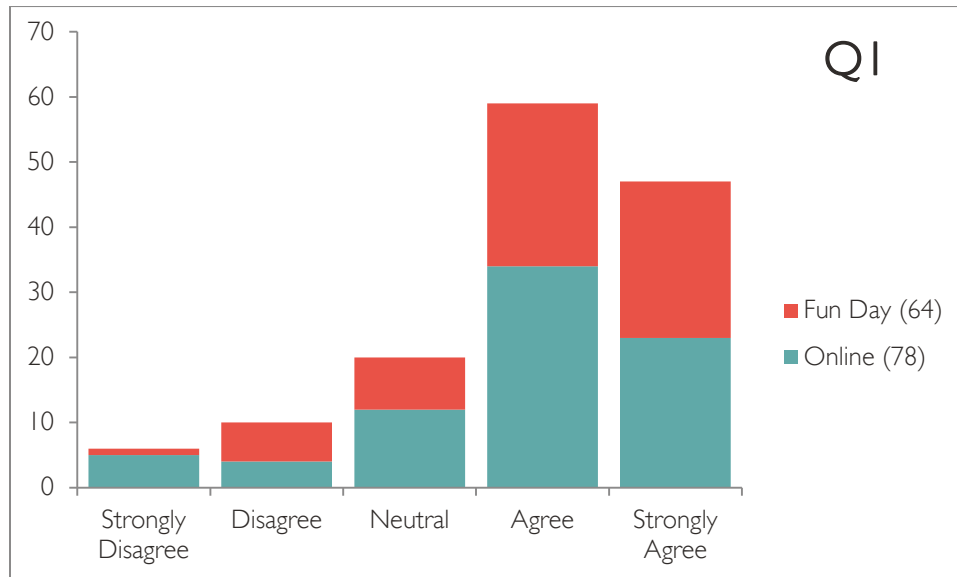
Planning Decisions asked the committee to comment on the framework for subsequent study that is outlined on pages 34 and 35 of the interim report. The framework is to evaluate a scenario in which the Memorial School parcel is used as a municipal campus — municipal functions would be concentrated on the parcel, freeing up space for development in the village while providing for all municipal activities. The alternative scenario is to develop Memorial School for non-public (non-municipal) uses. A. Carr commented that PDI should consider an alternative in which Wescustogo Hall is left in the village, irrespective of the location of other municipal functions. Residents have spoken to him about the desire to keep Wescustogo in the Village center. A. Carr also added that the location of the fire station should be reconsidered because the department will outgrow the existing facility in the medium-to-long term (approximately ten years). The committee and PDI decided to review development options with a new location for the fire station and to articulate a scenario in which Wescustogo remains in the village area bounded by Route 9, Route 115, and Parsonage Road.

Planning Decisions invited further comment on the interim report going forward.

Meeting adjourned.

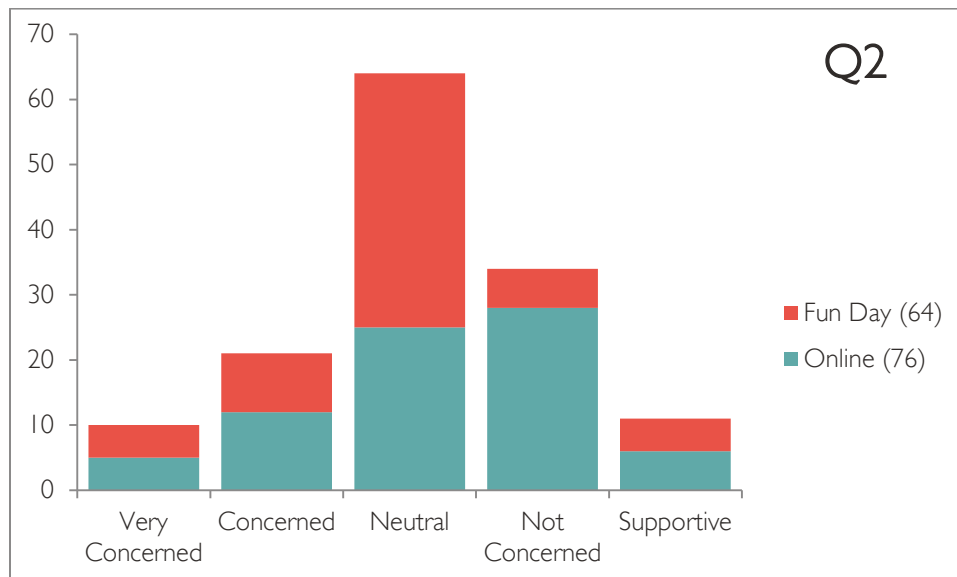
Question 1:

The North Yarmouth Comprehensive Plan, adopted in 2004 by the residents of North Yarmouth, lays out a broad vision for the town in the future, guides policy and planning decisions, and provides the basis for the village redevelopment effort. How well does the following GOAL in the Comprehensive Plan represent your vision of North Yarmouth in the future: "There should be a thriving Village Center, with community facilities... all interconnected to adjacent village neighborhoods by sidewalks. Small village businesses should provide shopping convenience for residents..."



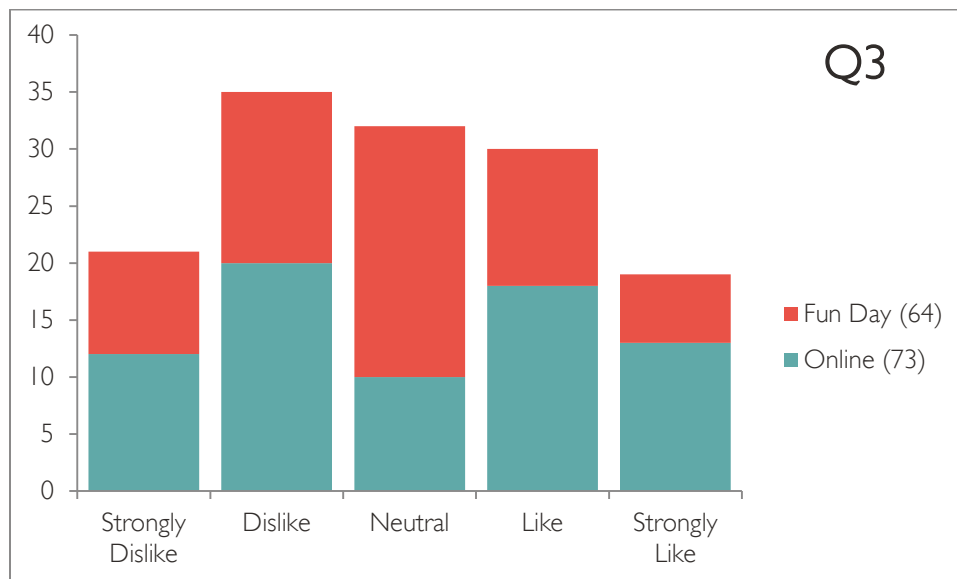
Question 2:

Are you concerned about the pattern of development that has taken place in North Yarmouth since 2003?



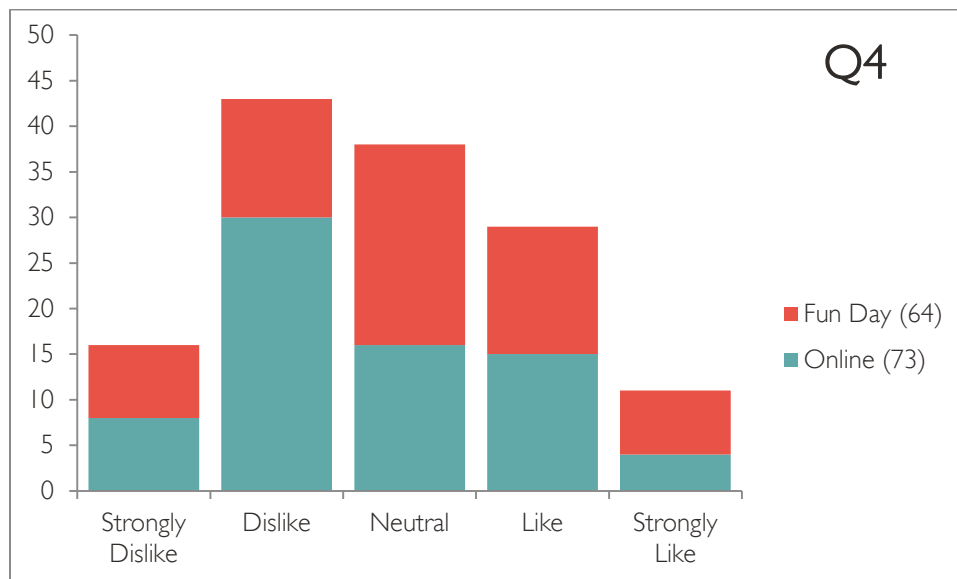
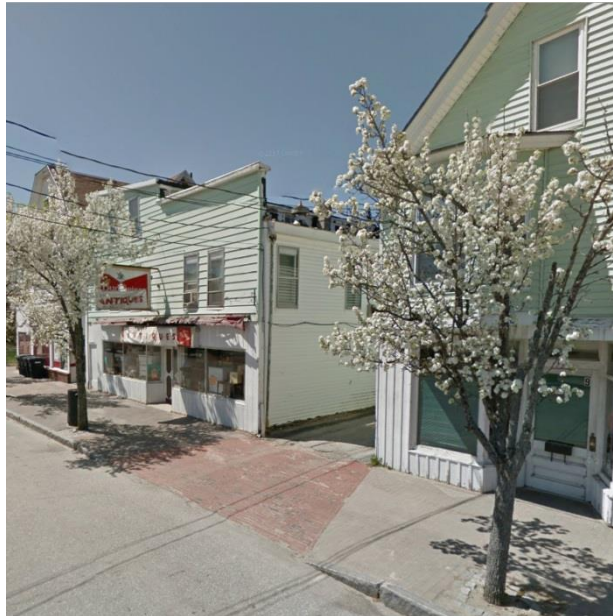
Question 3:

How do you feel about Village Example 1 as the future for North Yarmouth Village?



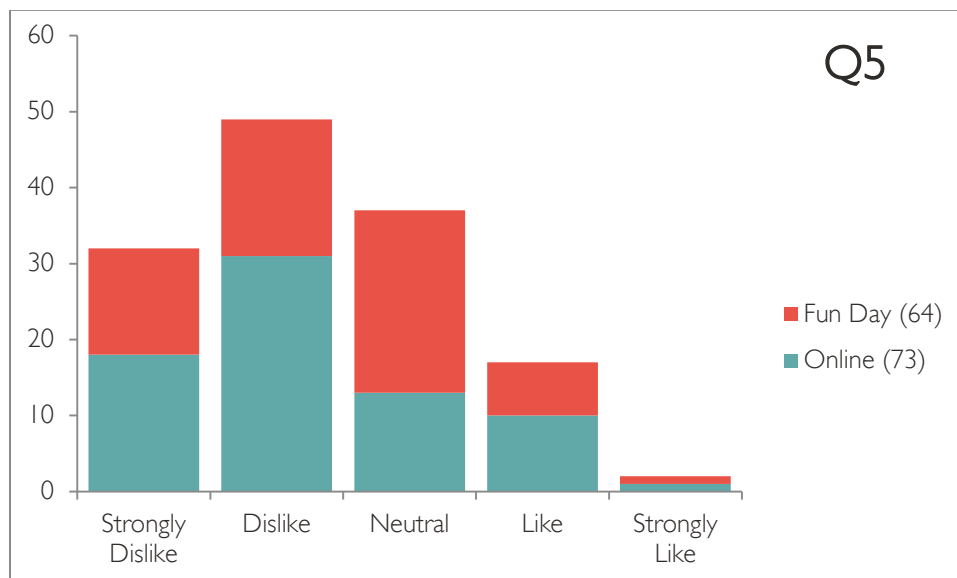
Question 4:

How do you feel about Village Example 2 as the future for North Yarmouth Village?



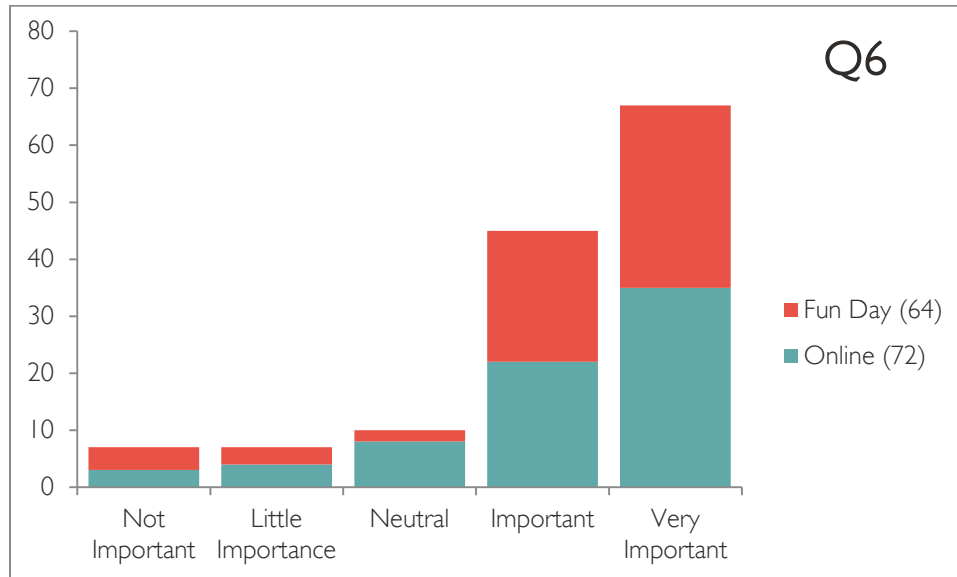
Question 5:

How do you feel about Village Example 3 as the future for North Yarmouth Village?



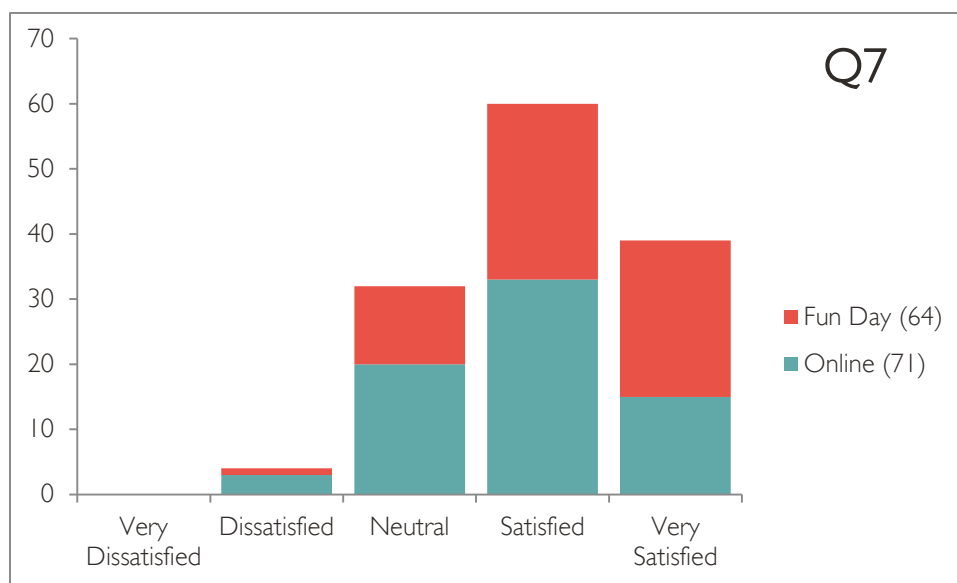
Question 6:

Under current state regulations for elections space, it was not possible to host elections (and other large gatherings) in the former Wescustogo Hall. How important is it to you that the reconstructed Wescustogo Hall be LARGE ENOUGH, and properly DESIGNED and LOCATED, to accommodate future municipal elections and other large community gatherings?



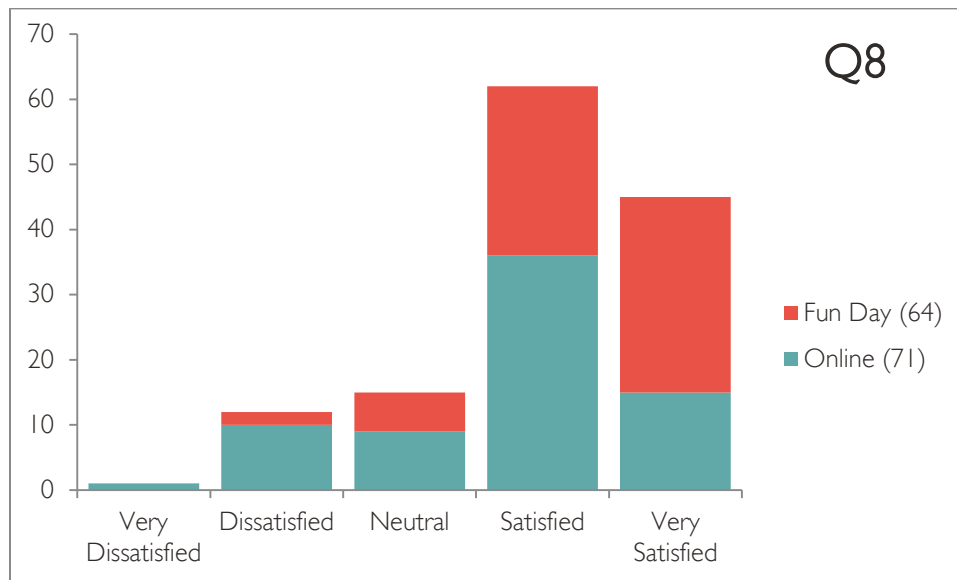
Question 7:

How satisfied are you with the response time and level of services you receive in town for:
Administration
Licensing
Applications processing



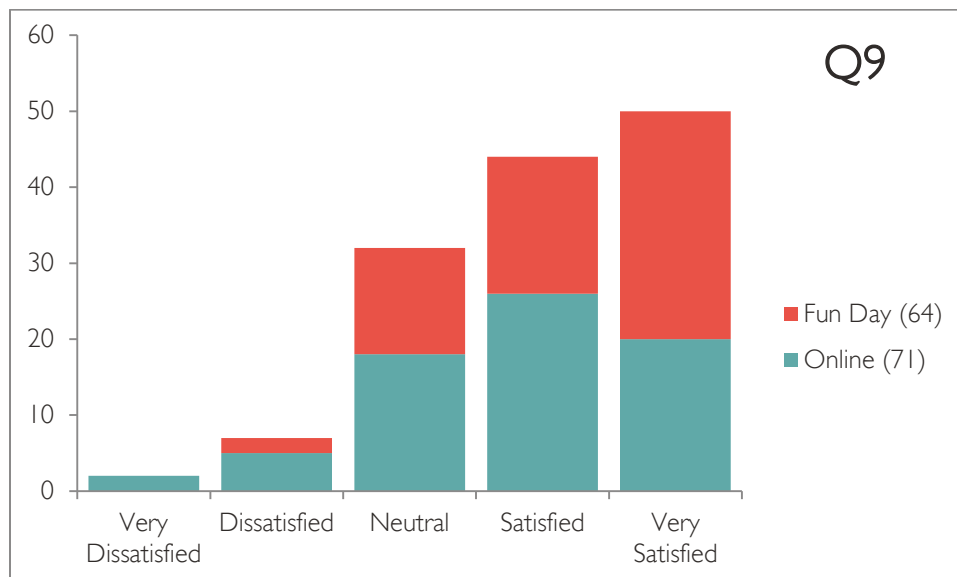
Question 8:

How satisfied are you with the response time and level of services you receive in town for:
 Snowplowing
 Road sanding/salting
 Roadway repair
 Public grounds maintenance



Question 9:

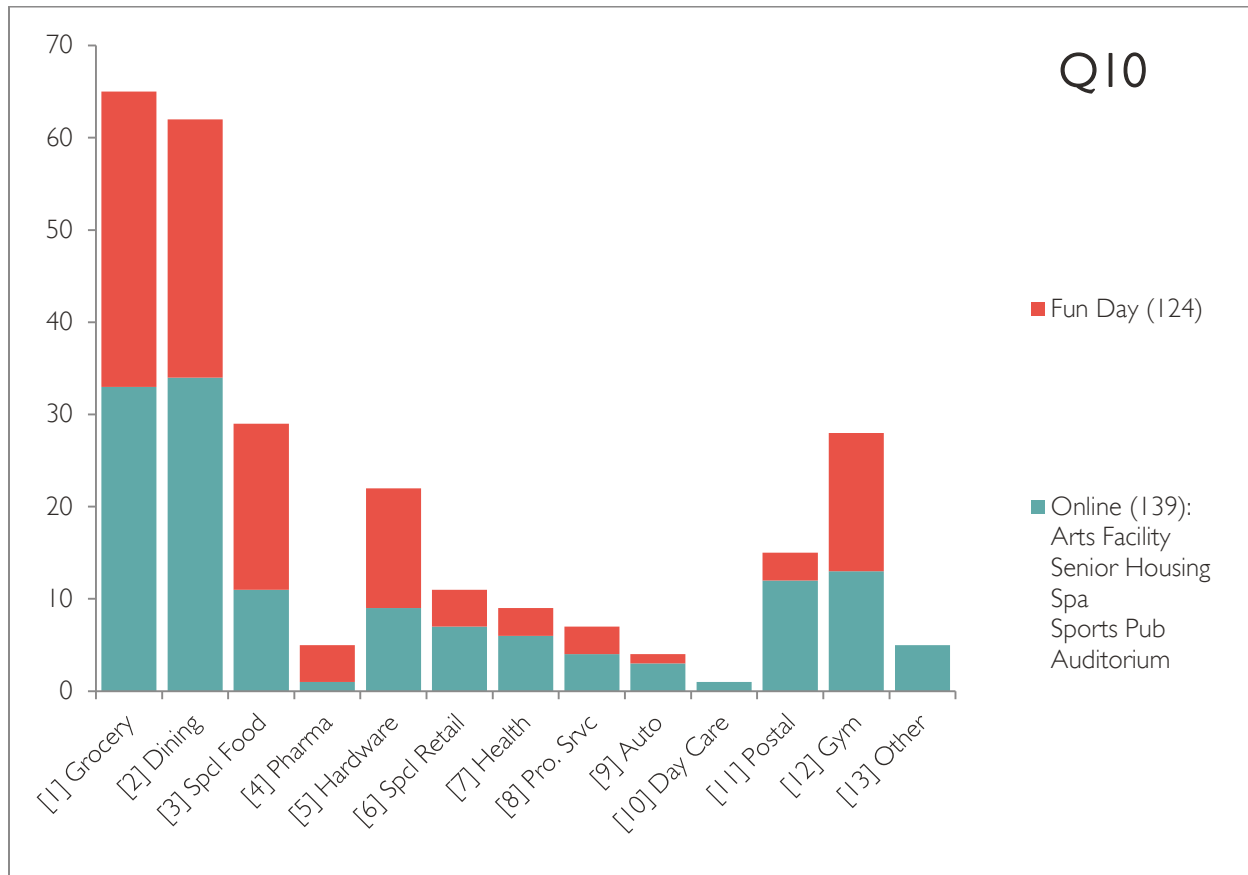
How satisfied are you with the response time and level of services you receive in town for:
 Policing
 Fire services
 Emergency rescue services



Question 10:

What services and/or shopping opportunities would you most like to see in North Yarmouth village? Please select your top 2 options from the list below. If you have other recommendations, select "other" below.

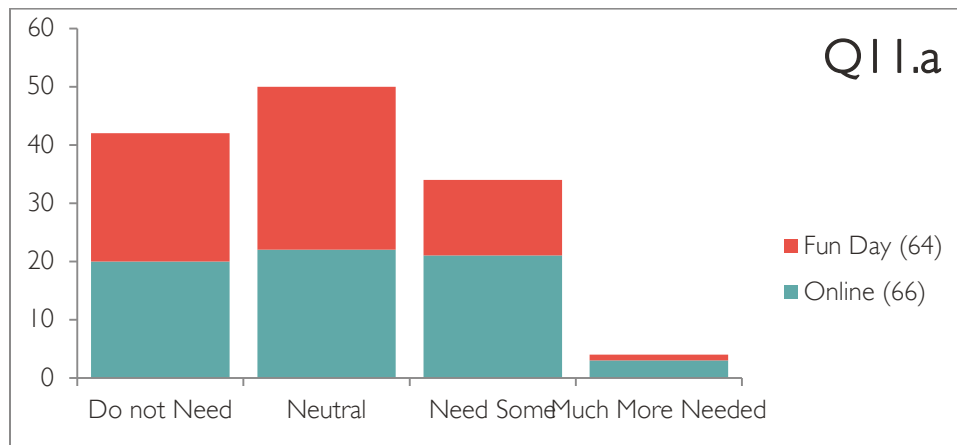
- [1] Small grocery store for basic household needs
- [2] Sit-down Dining (restaurant)
- [3] Co-op or specialty food store
- [4] Pharmacy
- [5] Small hardware or home repair store
- [6] Specialty retail (clothing, arts, tools, machinery, electronics, hobby stores, etc.)
- [7] Doctor and/or healthcare providers
- [8] Professional services (legal, accounting, financial, employment, counselling, etc..)
- [9] Auto-services center
- [10] Day care
- [11] Post office or other delivery services
- [12] Gym or other recreational/activity space
- [13] Other: _____



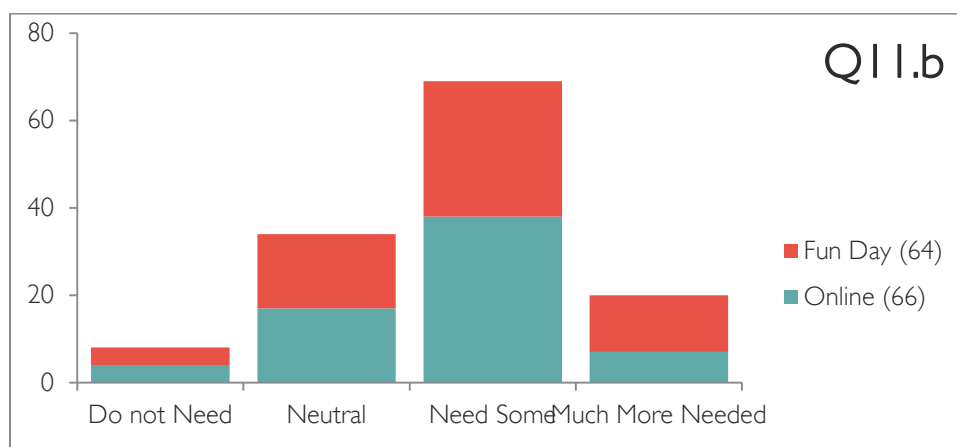
Question 11:

What kinds of housing does North Yarmouth need more of?

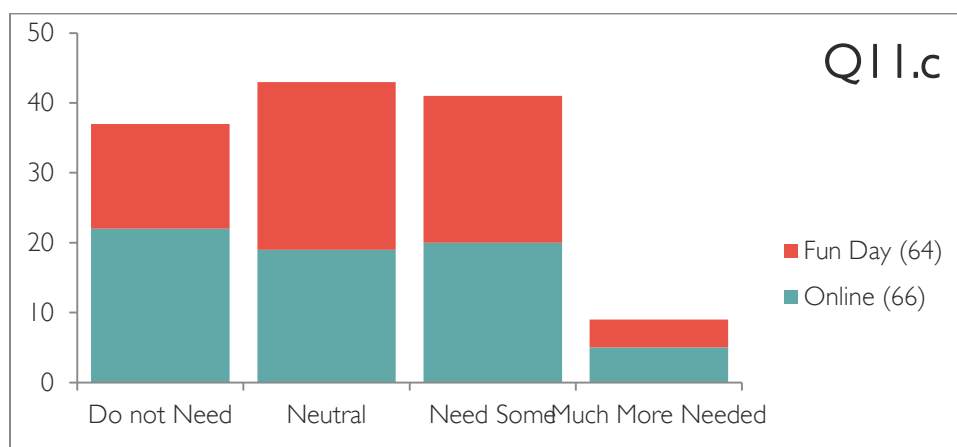
Large Single-Family



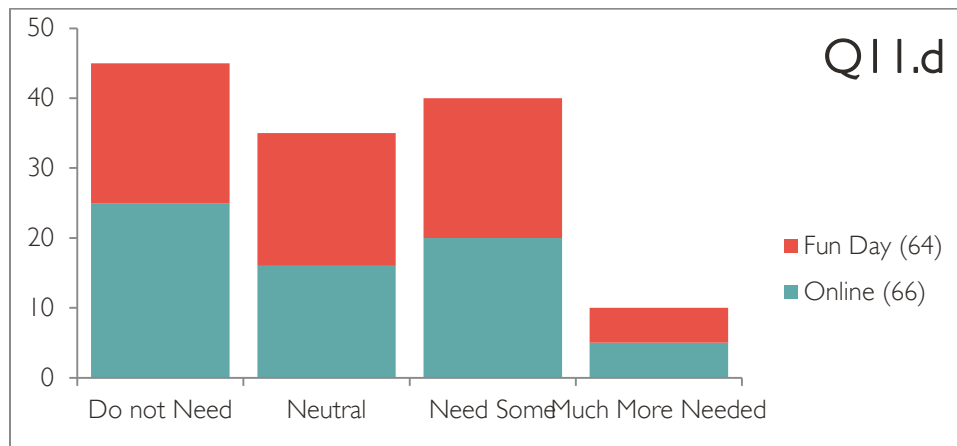
Small Single-Family



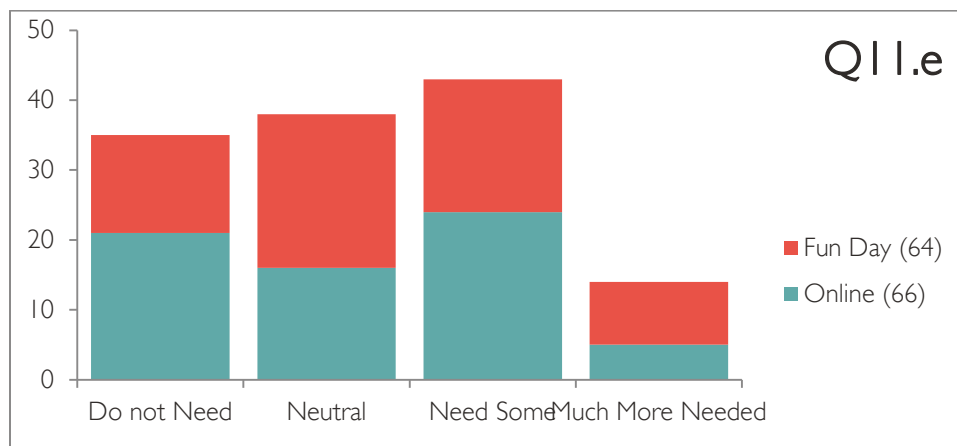
Duplexes or Townhouses



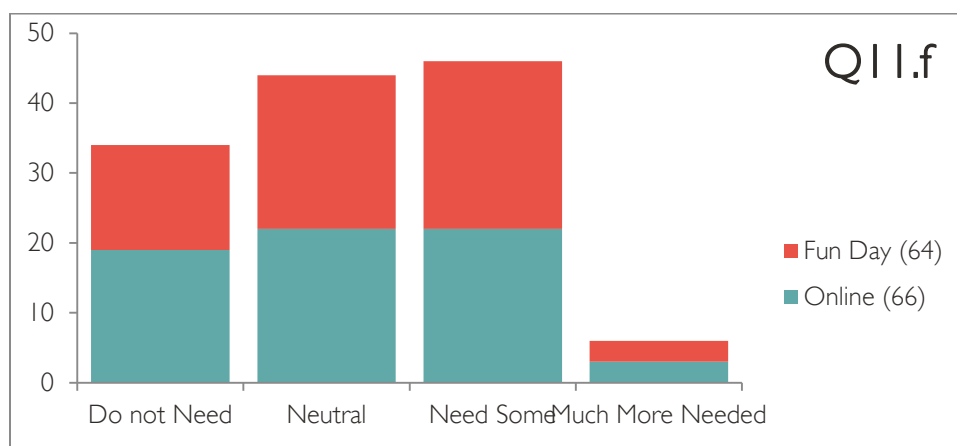
Condominiums



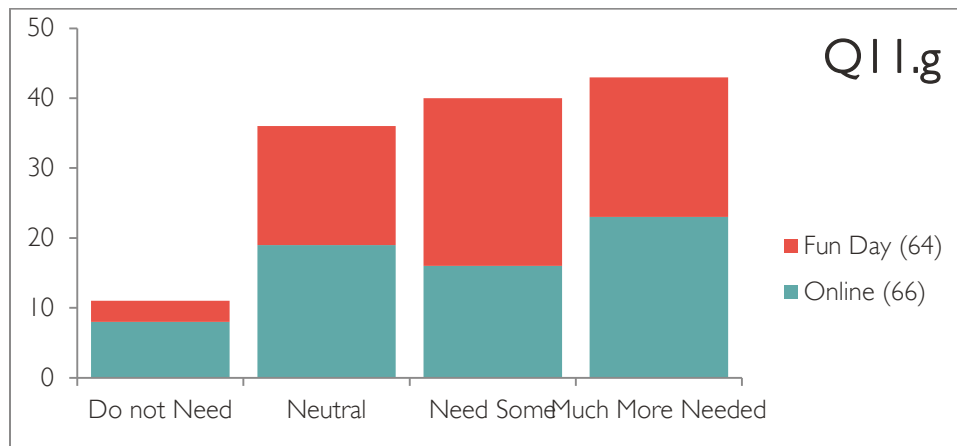
Rental Apartments



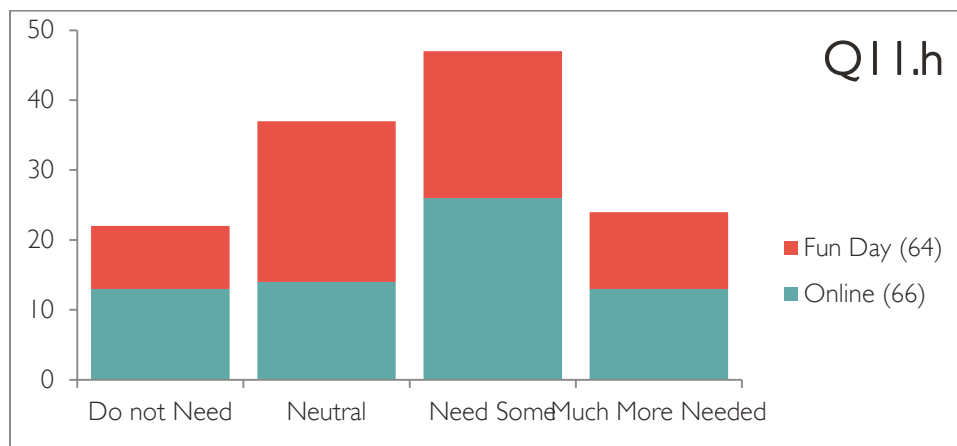
Homes with services/shopping attached (mixed use)



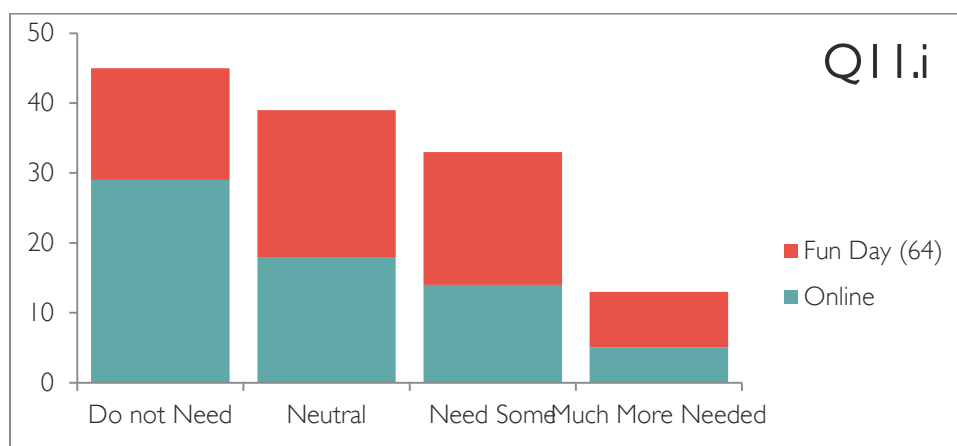
Senior Housing



Affordable Housing (not subsidized)

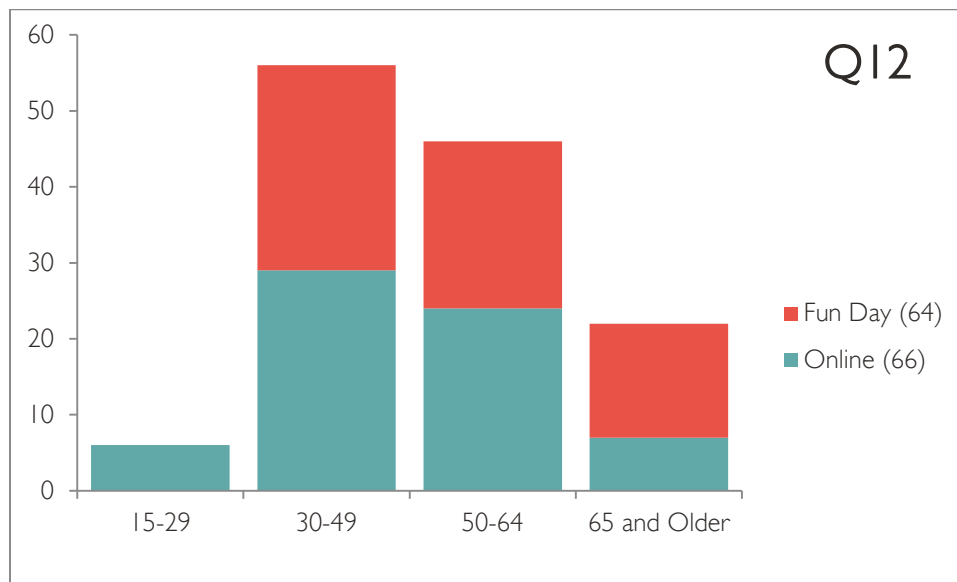


Affordable Housing (subsidized)



Question 14:

Age group:



Question 15:
I live in...

