



Reminders from Town Hall

News & Information for the Residents of North Yarmouth

Town Proposal for Memorial School Redevelopment



The Board of Selectmen is proposing to rebuild Wescustogo Hall, refurbish the NYMS Gymnasium, renovate the baseball/softball field, and construct a new multipurpose athletic field.

The construction of the community and recreation center will take place on the NYMS site by AH Grover, Inc., a local and respected corporation.

The town will retain 10 acres of frontage along Rt. 9 and will offset the cost of construction with the Wescustogo insurance proceeds and the sale of the remaining 10 acres of the parcel. The town proposes a bond of \$500,000 for the balance of the project.

Further details are available in this newsletter and at <http://www.northyarmouth.org/memorial-school-redevelopment>.



STATE AND LOCAL ELECTION

TUESDAY ~ JUNE 14TH

POLLS OPEN 7AM ~ 8PM

NEW VOTING LOCATION: NORTH YARMOUTH MEMORIAL SCHOOL.



Wescustogo Building & Design Committee wants to know -

“What do YOU want to see in the new Wescustogo Hall?”

Wescustogo Hall--built in 1959 and once the host location of Town Meeting, potluck dinners, contra dances, voting, craft fairs, Boys and Girls Scout meetings, Christmas caroling, and Santa's annual visit--burned down on August 29, 2013. North Yarmouth residents have felt the loss deeply, no longer having a natural or central place to congregate.

Whether to rebuild was not a question. But questions remain. What will the final design look like? What is needed to maintain character but yet provide for multi-function use? Who will it serve?

The Town of North Yarmouth is hard at work to crack this nut! The Wescustogo Building and Design Committee, (members Paul Hodgetts, Jennifer Smith, Clark Baston, Stephen Friedrich, Rod Duckworth, Steve Barr, Darla Hamlin and chair Brian Sites) has been working since February to develop a plan that will address uses and design attributes for North Yarmouth's future town gathering place. Having met four times, the committee has brainstormed, taken site visits, enjoyed laughs, and heard from experts in construction, fire safety, code enforcement, and town management. It's a diverse group working towards the common mission of helping the eventual developer and town build the best Wescustogo.

The preliminary work of the group focused on defining the new Wescustogo Hall. Not just what it has been historically, but what it needs to be in the future. We looked at functions and uses, the features and amenities to support those activities, and the structures and system needed to sustain those elements. All this work led us to a lot of questions and a list of experts and stakeholders who might help us bring those pieces together.

In our upcoming May 26th meeting, we will be finalizing this pro-

cess, with a goal of having a status update to the Board of Selectmen on June 7th. This initial document is just a first step in turning conceptual drawings and interior schematics of the new Wescustogo Hall into a reality.

What happens from that point? We envision a new charge from the Board of Selectmen to initiate a design and build process wherein the whole community can be involved--an homage to the original Grange Hall when neighbors, friends, and family came together in a unified array of efforts to support the funding, the building, and the spirit of the project. A project that will be as meaningful to the children of North Yarmouth 50 years from now, as it was to those who grew up in the original Wescustogo Hall. A symbol of the community, history, and commerce that makes



Wescustogo Hall 1959-2013

North Yarmouth such a special place in all of our hearts.

What do YOU want to see in the new Wescustogo Hall? Tell us by emailing committee members through the North Yarmouth Town Office (<http://www.northyarmouth.org/webforms/contact-us>), and by liking us on Facebook (<https://www.facebook.com/wescustogo/>). Thanks in advance for investing in this exciting project for the future of our town!

Community Paramedicine

North Yarmouth is exploring this exciting new program to assist our seniors.

A paramedic from NYFR and one of our Age in Place representatives are attending conferences to see how this program can be implemented in North Yarmouth. Please take a few minutes to listen to this radio program that interviews the experts on Community Paramedicine.

<http://news.mpbnet/post/community-paramedicine-maine#stream/0>

The Board of Selectmen, Age in Place Representatives, Town Staff, and NYFR staff look forward to your thoughts on this emerging program.



Residents of North Yarmouth,

The Board of Selectmen is pleased to present for voter approval the Community and Recreational Center proposal by AH Grover, Inc. which will:

- Rebuild Wescustogo Hall;*
- Refurbish and update the North Yarmouth Memorial School (NYMS) Gym;*
- Reconstruct the baseball/softball field with irrigation;*
- Build a new multi-purpose athletic field with irrigation;*
- Construct parking areas, sidewalks, landscaping, and lighting for the project.*

After more than four years since the closure decision for NYMS, nearly three years since the Wescustogo fire, two years of back and forth planning with competing ideas, and more than \$128,000 of your tax dollars spent, a pragmatic solution has risen from the ashes of the November vote.

AH Grover has drawn ideas from both sides of the issue as well as creative ideas of his own from his many years of life and work in the community. This Community and Recreational Center will dramatically increase active lifestyle and recreational opportunities for all ages as well as provide the Town with a large meeting space it sorely misses. Wescustogo Hall will be rebuilt, honoring the past but reimagining it for future generations.

Finally, the project is fiscally responsible. It gives the Town this tremendous Community and Recreational Center but keeps costs down by selling 10 acres of land for an Age 55+ development behind the school.

This small self-sustaining community fills a market void in North Yarmouth and will increase our tax base as envisioned in the Comprehensive Plan.

This process has been disjointed, and it has divided many in our community. The Board of Selectmen has abided by the directives of the November 2015 vote which legally required abandoning a municipal sewer, keeping the existing Town Hall, initiating and bringing to completion a process that resulted in this proposal for NYMS. This proposal retains more than 70 acres of land in the Village Center and solves two contentious issues (NYMS and Wescustogo) in a manner that is financially prudent and that gives us a tremendous and enviable community asset.

You will find specifics of this proposal in the following pages of this newsletter and on the Town Website.

The Board of Selectmen solicit your questions and urge your participation at the elections on June 14, 2016, at the North Yarmouth Memorial School.

*Very Respectfully,
Alex Carr, Chairman
North Yarmouth Board of Selectmen*



Happy Independence Day!

*All non-emergency services
will be **CLOSED** Monday, July 4th
in observance of Independence Day.
Celebrate Safely!*



**MEMORIAL SCHOOL REDEVELOPMENT PROJECT
FREQUENTLY ASKED QUESTIONS**

Community and Recreation Center

What is the Board of Selectpersons (BOS) recommending?

The BOS has selected the AH Grover proposal to build a Community and Recreational Center by:

- Rebuilding Wescustogo Hall;*
- Refurbishing the North Yarmouth Memorial School (NYMS) gym;*
- Reconstructing the baseball field, with irrigation, and outfield fencing;*
- Building a new multi-purpose athletic field with irrigation (soccer, lacrosse, events);*
- Constructing parking areas, sidewalks, landscaping, lighting for project;*
- Selectively demolishing un-needed portions of NYMS.*

What is the process that led to the proposal?

The BOS, as required by law, is following the directives of the November 2015 referendum that:

halted sewer planning; required the retention of the Town Hall at its current location; mandated the rebuilding of Wescustogo Hall; and required the issuance of a Request for Proposal (RFP) for the reuse of NYMS.

The Town has started or fulfilled the requirements of the November vote. Of the two RFP responses submitted for reuse of NYMS, the AH Grover proposal was chosen for presentation to the Town during the June 14th election.

How much of the NYMS property will the Town retain? Will it "fit" with the North Yarmouth Veterans Memorial Park, Town Office property, and Village Green?

North Yarmouth shall retain approximately 10 acres of frontage along Route 9 at NYMS. The plan calls for retaining the tree line that shields the current septic field, landscaping in front of the new Wescustogo, and

a Christmas Tree/Community area on the corner of Route 9 and Parsonage Road.

All the property from the new multipurpose athletic field along Route 9 to the North Yarmouth Fire Rescue Station and north along Route 115 past Village Green to Toddy Brook shall be retained by the Town or by North Yarmouth Veterans Memorial Park.

The Town shall continue to work with the



North Yarmouth Veterans Memorial Park to ensure the existing strong working relationship is maintained. Nothing in the proposed plan affects North Yarmouth Veterans Memorial Park. The proposal also complies with the town's 2004 Comprehensive Plan.

Why is Wescustogo included? What will it look like? What will be the purpose?

Rebuilding Wescustogo on the NYMS site was part of the proposal from AH Grover.

The Town has two Wescustogo committees in place. The first is the Wescustogo committee decreed by the 1997 agreement; its purpose is to guide the town in the maintenance of the agreement. The second, the Wescustogo Building and Design Committee, is charged specifically with assisting the town in defining the design, uses, users, and

functions of the rebuilt Wescustogo. This committee (whose members are Paul Hodgetts, Jennifer Smith, Clark Baston, Stephen Friedrich, Rod Duckworth, Steve Barr, Darla Hamlin, and chair Brian Sites) will report to the BOS on June 7th and work with the developer in matching the needs of the town to the project build out. The BOS, the developer, and the committees are committed to rebuilding Wescustogo in a manner that honors the 1997 agreement and revitalizes the facility for future generations.

The insurance proceeds shall be used solely for rebuilding Wescustogo Hall.

It is anticipated that most of the former uses of Wescustogo will be retained (Scouts, craft shows, dances, low cost rental for small groups, etc.) and more will be added. The Town will have at its disposal a large meeting space for Town Meetings and elections. It is anticipated that movable walls/partitions will be used to increase the ability to hold multiple events concurrently. This prospective large and small meeting

space will reduce the requirement for extensive renovations at Town Hall.

What about other town facilities and properties, specifically Town Hall and North Yarmouth Fire Rescue (NYFR) Rescue Station?

The Town Hall and Fire Rescue Station are not part of this proposal.

Town Hall is legally bound by the November vote to stay in its current location. The Town has started a Town Hall Needs Analysis Committee to help define what renovations or additions will be required for improved municipal purposes.

The Fire Station is operationally sufficient for current and anticipated needs according to the Fire Rescue Chief's 5-year plan.

FREQUENTLY ASKED QUESTIONS: *Memorial School Redevelopment Project*

The eventual reclamation of the Historical Society's space at NYFR will be instrumental to NYFRD remaining in place. Needs beyond five years will be assessed for a possible renovated or relocated facility.

What will happen to the Sam Ristich trail?

The Sam Ristich Trail will remain. The Parks and Recreation committee will review the plan to see if the path behind NYMS will need slight rerouting to ensure privacy and the nature experience.

Approximately 500 feet of trail behind NYMS may need minor rerouting. This portion is through mature trees and would require minor work. The developer will assist with equipment if the town desires. More than 80 feet of forest buffer will remain; this is before landscaping and tree planting that will add additional buffer space.

Will the Village Green and gazebo remain on Route 115?

Yes. There are no plans to change the Village Green.

Will the North Yarmouth Historical Society be included in this plan?

No. The North Yarmouth Historical Society is a private organization that sets its goals and policies. Proposals by the North Yarmouth Historical Society will be considered separately from this plan.

Will Yarmouth Water District (YWD) be consulted?

Yes. The Board of Selectpersons has repeatedly expressed the desire for an open and constructive dialogue with YWD. Our elected trustee has been consulted as well as the Superintendent. Discussions between the Town, developer, and YWD are ongoing.

Under this proposal, how will sewage be handled?

Sewage from the Community and Recreation Center will be a municipal responsibility,

and the leach field will be located under the new multipurpose athletic field. Estimated maximum output will be well below outputs under MSAD 51.

How will the Town pay for the Community and Recreation Center?

The Town will use Wescustogo insurance proceeds to rebuild Wescustogo. The town will sell approximately 10 acres behind NYMS to AH Grover, Inc., as well as the gravel beneath (to provide a uniform grade and provide additional buffer space). After the insurance and property sale, the remainder of the project will be funded by a municipal bond of \$500,000. The Town is currently debt free.

PROJECT COST BREAKDOWN

\$1,738,354	Community and Recreational Center Project
(\$ 626,691)	Insurance Proceeds
(\$ 643,750)	Property and Gravel Sale
\$ 467,913	Project Cost
\$ 32,087	Contingency for unforeseen
	<u>Town costs</u>
\$ 500,000	Municipal Bond

What would the project cost if the Town did not sell 10 acres of the property?

The total cost of the municipal portion of this project is **\$1,738,354**. If we retained all 20 acres and applied the insurance funds from the Wescustogo Hall fire (\$626,691), the municipal bond would be for **\$1,111,663**.

Have other design and cost studies have been done for the NYMS site?

Yes, in January 2015 three options were presented by Stephen Blatt Architects for renovations and additions to the NYMS (includes Town Office) site ranging from \$2,670,000 to \$3,527,000.

Is Tax Increment Financing (TIF) part of this proposal?

No, TIF is not part of this proposal. Any discussion or implementation of a TIF would be brought to the voters after this project is

approved. A TIF may bring the cost to taxpayers down over the course of the bond, but it is not necessary to keep this proposal from significantly impacting taxes.

Housing Development

What type of housing is it?

Housing is designed as an attractive age 55+ community, fundamentally targeting retired or working professionals who are looking for the convenience of one-floor living space. These homes are bungalow style with two bedrooms, two baths, living room, kitchen, laundry, sunroom, and a one-car garage.

How will sewage be handled for the housing development?

Sewage for the 32 houses and light commercial units will be handled by private septic fields with pretreatment. Expected flows will be well below Maine Health and Human Services and Department of Environmental Protection guidelines.

Utilities and services will be the responsibility of private homeowners and the prospective Homeowners Association (HOA).

What will the Homeowners Association manage?

The HOA will be responsible for development's streets, lighting, septic systems, water, and other utilities, as well as landscaping, maintenance, and snow removal.

When will the homes be constructed?

Houses will be built according to demand in two phases: Phase 1 - years 2016-19 fifteen homes; phase 2 - 2019-2024 remaining 17 homes.

What would be the tax revenue increase when the 32 lots are built?

Based on the current year's tax rate of \$17.52 per \$1000 and the valuation of \$320,000 per home the total tax benefit would be \$179,405 total per year.

Aging In Place

Aging in Place (AIP) the ability for aging citizens to live in the home of their choosing, independently, for as long as possible.

The Board of Selectmen has continued to affirm their support for Aging in Place initiatives. Selectperson Chadbourne, Mary Beth Stuart, and Michaelene Thompson have been investigating the best approach for North Yarmouth. They are looking for additional volunteers to augment their team. Initial efforts have been with Cumberland's AIP committee. Many of the services available are free or low cost but require volunteers and organization. Please see <https://aipcumberland.org/about/mission/> as an example. Future efforts may be with Cumberland or as a separate North Yarmouth group.

The AIP group would like to hear from our citizens on what services would interest them. The Board will take these inputs and have programmatic and guidance workshops that may result in a proposal to the citizens through the budget process and Annual Town Meeting.

If you are interested in the Aging in Place program would like more information or would like to volunteer please drop us a note at manager@northyarmouth.org or call 207-829-3705.

Public Works ~ 2016 Summer Paving

The following Town roads are scheduled to be paved this summer:

Delwin Drive	Henry Road	Bayberry Drive
Fayview Lane	Sligo Road Ext.	Smithwood Drive
Edna Lane	Lawrence Road	Pea Lane
Prince Well Road (Town portion)	Sweetser Road (paved section only)	

**Drainage work will be performed on these roads before paving begins.
Please drive safely in all work zones. Thank you.**

Clark Baston, Public Works Director

North Yarmouth Events Committee Announcement

Saturday, September 17, 2016 ~ Save the Date!



The North Yarmouth Events Committee (NYEC) is entering its 12th season of organizing and hosting events for the community. Our theme for this year's Fun Day is "We can be heroes!". There are many types of heroes. Some are fictional superheroes, while others are real people who give selflessly to our community.

There are a host of ways you can be a hero to us:

- ★ Nominate a local hero for NYEC's Distinguished Citizen Award.
- ★ Enter our 2016 Fun Day t-shirt design contest for the theme "We can be heroes!". If we use your design, you will win \$100!
- ★ Become a NYEC sponsor and have your company featured in the Fun Day program.
- ★ Bring a dish to the Community Potluck Picnic Summer Concert featuring Easy Money Band on July 28th at the Village Green.
- ★ Build a float for the Fun Day parade on Saturday, September 17th.
- ★ Plan a costume to wear to Fun Day that honors your favorite hero!

For more information, visit our website at northyarmouthevents.org, like the North Yarmouth Events Facebook page or contact Jason Raven by phone at 829-9393 or by email at mr.corvus@gmail.com.

Looking for Volunteers ~ Town Office Renovations!

The Town Manager is seeking volunteers to participate on a new ad hoc committee for the purpose of analyzing the needs of the current town office building. This committee will meet once a month from approximately June to November to complete this task. If you are interested, please contact the Town Manager, Rosemary Roy at 829-3705 ext. 207 or manager@northyarmouth.org

GIS: The Power of Mapping

A geographic information system (GIS) enables towns to visualize, understand, assess, and organize geographic information to define relationships, patterns, and trends. GIS benefits towns of all sizes. There is a growing interest in and awareness of the economic and strategic value of GIS.

For North Yarmouth the obvious consumers of GIS are the Code Enforcement Officer, Planning Board, Assessor, and Selectmen. Citizens and industry would also greatly benefit from understanding property information and utilities available. NYFR could generate up-to-date housing and hydrant maps in digital or printed format. Public Works could graphically represent the road maintenance schedule and use it to map plow routes.

The town, through the budget process and via Annual Town Meeting vote, has authorized the selectmen and staff to take the first steps toward GIS implementation. Staff and the BOS chairman attended the annual MMA technology conference on May 5th where symposiums and vendors presented GIS services. We were happy to learn that the \$10,000 allocated for GIS in the FY2017 budget should be sufficient for startup costs and vendor fees.

The town will work with several vendors to set up demonstration sites and will solicit citizen input.

Economic Development & Sustainability Committee (EDSC) News *Tax Increment Financing 101*

This winter the EDSC has been working with several entities to further its knowledge and understanding of the state program known as Tax Increment Financing, or TIFs. Many towns in the state of Maine have taken advantage of this program to benefit from the impact of new development.

North Yarmouth is experiencing renewed building activity throughout town and the potential sale and development of properties in the center of town. This type of activity is a positive sign the economic conditions have indeed improved and are continuing to strengthen. New growth can lead to an increased percentage of education and county taxes, the loss of state revenue sharing dollars, and a possible increase in the cost of municipal services.

However, by implementing and designating TIF district(s) the Town can shield itself from future tax increases equally beneficial to taxpayers both inside and outside the TIF district(s).

A tax shift analysis was conducted for North Yarmouth and determined that for every new tax dollar paid to the Town, the Town only receives the benefit of approximately 21 cents. Based on the current formulas and data, approximately 79 cents of every new tax dollar goes to support lost education aid, increased educational costs, county taxes, and decreased state revenue sharing.

The TIF statute provides that any increased value in a TIF district is invisible to a town's state valuation. In other words, a TIF district that captures 100% of the new value of new development and protects the Town from experiencing any tax shift losses for the term of the TIF district. The Town collects 100% of the tax dollar.

The property tax revenue from a TIF district is set aside in a special fund from which only authorized "economic development" expenditures/projects may be funded. Examples are road improvements/maintenance, municipal staff wages, planning consultant fees, municipal facility upgrades, sidewalks, and bicycle lanes.

In the coming year, the Board of Selectmen will be reviewing a proposed TIF District Development Program for submission to the Maine Department of Economic and Community Development. Public information sessions and hearings will be held; the plan will be presented for community approval at a town meeting, and then it will be forwarded to the Commissioner of the Department of Economic and Community Development for approval. If you have any questions, do not hesitate to contact a Selectman, the Town Manager, or a member of the EDSC. For more information on Tax Increment Financing: DECD website http://www.maine.gov/decd/start-grow/tax-incentives/tax_increment_financing.shtml

Parks & Recreation News

Start Here: Your Parks and Trails Are Waiting for You!

As the weather turns mild and the leaves unfurl ahead of another fantastic Maine summer, thoughts turn to warm weather recreation. We see it all around us: The bicyclists are out, runners are hitting the trails and roads, cars are topped with canoes and kayaks.



North Yarmouth is blessed with an abundance of recreational assets in our parks, water trails, and scenic roadways. As a committee, it is our charge to enhance, promote, and improve access to those assets. As a community, it is our responsibility to be respectful of those assets and those people recreating around us.

So as the season kicks off, our message is simple: Get out there and have some fun! And keep your eyes open. Not just for new and interesting things you might see and do, but also for the safety of others. Contact us if you come across any needs for improvements or if you see something out of the ordinary. Send us pictures on Facebook of your adventures. Most of all, be proud of all that North Yarmouth has to offer!

Town of North Yarmouth
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News & Information for the Residents

of North Yarmouth

Prepared by the North Yarmouth

Communication Committee

Resident

North Yarmouth, ME 04097