

Planning and Protections for Growth

Explanation of Proposed Commercial Building Standards

Presented by North Yarmouth Economic Development & Sustainability Committee and Planning Board, March 2021

North Yarmouth: Vision for a Vibrant Village Center



Scenes from small town New England with buildings and community space aligned with proposed building standards.

In 2018, residents voted for the NY Comprehensive Plan, recognizing the Village Center as the: —————>

"Civic and cultural core of the community and a growing center of commerce."

Why Building Standards Matter

Protecting North Yarmouth through Growth

Residents who have lived in North Yarmouth for generations and new comers alike are here for our local community and small town feel.



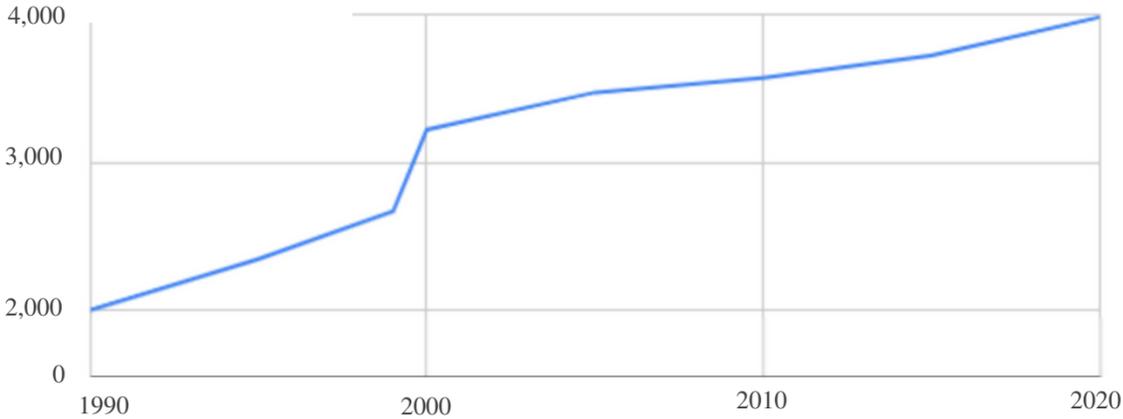
Building standards serve as a zoning document, empowering the town to enforce parameters on future development.

North Yarmouth Population Growth

1990: 2,001 residents

2018: 3,800 residents

2020: 3,983 residents



Commercial Building Standards to Protect our Small Town Feel



Protection from Unbridled Commercial Development

We currently have minimal protections in place to guide commercial development. Without building standards, NY is vulnerable to national chains building without restriction and erasing our small town charm.



The proposed building standards restrict large scale commercial development, ensuring new commercial development is erected in accordance to our New England small town aesthetic.

*State discrimination laws prohibit North Yarmouth from banning national chains. **We will do our best to support local and small businesses.** However, the proposed building standards give us the protection even in the case of a national chain opening in the village center.

Preparations Needed Before Additional Growth



We Envision a Vibrant Village Center Featuring:

Local Small Businesses Retail

Ex: Florists, Boutiques, Bike/Ski shops

Lively Gathering Spots + Hospitality

Ex: Coffee Shops, Bakeries, Restaurants + Pubs

Senior Supportive Village Neighborhoods

Ex: Apartments and Townhomes

The proposed commercial building standards are designed to ensure that if/when development happens, commercial development is restricted to businesses and buildings aligned with our vision of a vibrant town center.

One that features local small businesses and New England small town building design.

Summary of Key Commercial Building Standards

- Architectural Standards
- Regulate Shopfronts
- Roofing Standards
- Limit Building Size
- Ensure consistent placement of buildings
- Grandfathering of existing buildings

The risk in NOT passing the proposed commercial building standards: Currently there is nothing stopping commercial developers from buying private land in North Yarmouth and having free rein on constructing infrastructure for large national chains.

"YES" on Commercial Building Standards



In conclusion, The Economic Development and Sustainability Committee supports the Planning Board's proposed amendments to the Land Use Ordinance, which include commercial building standards.

We encourage our fellow residents to help guide North Yarmouth's growth in a way that ensures that future commercial development supports a vibrant village center in accordance with our small town feel.

Vote in person at the Town Meeting on April 24, 2021 at the Community Center. Doors open at 9:00am.

Land Use Ordinance amendments, including proposed commercial building standards are available at www.northyarmouth.org