

**March 19, 2016
Public Hearing Results**

Resident Sign in: 83
Polls Printed: 150
Polls Given Out: 90 (Including Select Board)
Unused Polls: 60
Polls Returned: 74
Unreturned Polls: 16
Difference: Residents signed in / Polls returned: 9

Overall Straw Poll Results:

A.H. Grover: 24
Volunteers of America: 2
Uncertain: 9
None of the above: 33
(Grover & VOA: 3 - not an option)
(Uncertain & None of the above: 2 - not an option)

Town Manager's analytical review of comments submitted:

In evaluating this information I came to the conclusion that there were *6 general* categories and then calculated percentages based on the 65 replies (margin of error 3.9% / based on interpretation):

- 1) Include the Town Office in plan & Senior Housing needs to be affordable - 21.54%
- 2) Need a Master Plan - 21.54%
- 3) Senior Housing needs be affordable - 16.92%
- 4) Include the Town Office in plan / Community Center - 16.92%
- 5) General Comments - 16.92%
- 6) Combined both proposals - 6.16%

Summary - Combining 1, 3 & 4 - 55.38% : Include the Town Office in plan creating center for community & municipal services; revisit the senior housing aspects of the proposal - provided for a more reasonable cost for senior housing.

Poll Comments: Written verbatim as shown on poll.

(NO Vote - not an option):

- Is there a "Revenue Committee" that is as important as the project committees?
- Is there a current strategic plan for town/ \$285,000 isn't senior friendly.
- Like Grover's plan for Grange & Gym and like Memory Works for apartment complex.

Both Uncertain & None of the Above:

- Likes parts of both. \$285k very expensive for 55+/ but town needs tax reduce. A way to have both? MWOA – truly wonderful idea but no tax revenue & they seem to be requesting \$ from us. I like gym & Wescustogo Hall. Small focus groups would be helpful.
- Want one community building! Agree that a town survey for aging – what can they afford. Grover plan concrete but seems expensive. VOA too loose.

Both Grover & Memory Works:

- Would like more detail on the specifics. Also more "affordable" senior housing concern with aquifer. Less housing. Look at combining both projects.

AH Grover Proposal:

- Would like to see Town Hall added to this. Sell and develop Sharps property.
- Add recreation space, meeting space, historical to Grover's do affordable on other land. Improve Town Hall where it is. Figure out costs at Town Hall at Memorial School Site.
- If a survey is done- Please include a question to try to determine if widows leave town because they can no longer afford to stay.
- Have Town Office included and lower prices of housing.
- Add Town Office to AH Grover plan, Room for NYHS space.
- I like the concept of increasing the tax base and keeping a portion of the property for public use. The price of the age restricted housing will not meet all needs but we will never have a perfect proposal.
- Keeps Wescustogo, taxes collected, housing for older residents.
- Possibility of including wing for Historical Society to Wescustogo Hall. Fire Station needs? Historical Society needs?
- My fear is that both proposals will be turned down and we will have to go back to square one- too expensive to do that! Go with the least cost to we taxpayers. The PA system problem is a great example of (gov ok to fen...) – ineligible. Why didn't this testing happen before the meeting started.
- I support Grover Plan – With Modifications to RFP to meet concerns brought up at this meeting – In a separate – meeting space & Town Hall with less housing, developers (this could be done by adding on to the original plan.
- I would like to see Grover proposal with "more affordable" properties than \$289,000- perhaps 160- 300 range.
- It would be nice to have homes for older people instead of selling a house.
- Talk about Town Hall falling apart. That tell me that our town is not doing proper maintenance. I approve AH Grover proposal.
- "Yes" but I would like the places for older people so its North Yarmouth people could live here.
- Put the property on the Tax Rolls
- No need for a non- profit at this time. We need long term tax relief to assure people can stay in North Yarmouth. Grover plan is excellent. Let's get going!
- I like Grover's idea so far. It creates revenue for the town. Offers elderly housing so the impact would be low on the school system. Also the Grange Hall gets rebuilt as it should. This is a no brainer.

Memory Works:

- Cluster senior citizen rentals like Bartlett Circle in Yarmouth ME Reorganize Town Office.
- I like the flexibility of the VOA proposal there are good feature of the Grover prop. Mainly keeping Gym & "Hall". With VOA we have the option of saying the community needs a gym or a town center. I'm concerned about the cost of the units in the Grover proposal. I need to hear more about tax consequences of VOA proposal. It sounded like the VOA people would be very responsive. Please don't rush this!

Uncertain:

- Issues of concern: affordability, senior housing for NY residents, creation of true town center, availability of funding (elder housing, green housing, HUD) both state and federal We should hire a planner. Let's move on this project.
- Grover Proposal – Not affordable housing \$287,000?? Price to buy or taxes. Town Center – should have town facility- include town hall etc. in plan. Important to keep septic /water source separate.
- Survey potential senior residents. Fearful of on- going cost- also phased cost unclear. Any future "Wescustogo" must address present & future needs we do need a master plan.
- Is there any way we could hire VOA to come up with a plan to consolidate provide services and offer affordable housing and have Grover do the work? I think Maker's engineering work is good- what would VOA charge Town for this?
- We NEED affordable senior housing.
- Concepts of Ben's are good, but in my opinion not affordable for the average person or low income.

- The Grover proposal looks like too much duplicate space do we need all that gym/function hall space? And have a squished town hall. We need a master plan we need to address the needs of the town office also. I'd like to see consolidation in 1 space.
- I would like to see one combined large facility that combines gym hall town offices playground housing in back.

None of the above:

- The Selectmen need to consider reviewing broader options to make the school a multipurpose center to include the town offices meeting rooms, gym. The current town offices are better suited to be developed as a multipurpose residence.
- I would like to go back to the drawing board & provide a proposal that takes care of keeping the buildings on one property & affordable senior housing on and their site.
- Consolidate municipal center without septic proposal.
- To be emailed.
- I like keeping the gym and building the Wescustogo Hall next to it. I am very concerned we are not addressing the significant needs of the town office – space storage ADA etc. The current school could address those needs and still have the gym and the hall. “Affordable” can be researched with MSHA – I think we still need to define what kind of housing – senior , low income, affordable – we want/need and address these needs.
- I think we need to regroup – assess the needs again to current N Yarmouth residents – current and future and come back with more specific proposals that address these assessed needs. I agree with the Morrison’s the housing needs to be affordable to all not just seniors. I like the idea of VOA being involved because I don’t see their motivation as for profit. Take more time.
- Would like to see us go back to the original proposal without the sewer. Like the idea of senior housing but needs to be affordable. Ideally tailored to residents of NY instead of away.
- Need more work!! Renovate & restore existing school to accommodate group activities (scouts, committees, town office, Hist. Society & more.
- Like Grover plan but with revisions and blend in Memory Works: More consolidation of space, explore a memory work building and some house. I like the visual from Grover – very helpful.
- Great start but Grover’s plan needs to be fine- tuned.
- Rethink Grover’s proposal to include elements of the Comprehensive Plan.
- The proposal should be put back out for bid. I do not believe 60 days is enough time. More of a combination of the two proposals would be more appropriate.
- Need master plan then get proposal to move toward master goals.
- It would have been more informative and productive to have Q & A. How can we make a decision based on such little information?
- Keeping gym basically replaces Wescustogo. Renovating more space at school could provide kitchen, storage, Town office space, Historical center, affordable housing, Make school property the Town center.
- The NYMS site needs to all be for municipal uses. Current Town Office is not suitable anymore. Its 61/2 a. should be developed, maybe by combining Grover’s & Memory works/ VOA’s proposals. We need municipal space for expansion for NYFD, a possible Police Department/CCSO and unknown purpose at this point.
- 285k + dues are restrictive. Seniors in my life would be very hard pressed to afford this. The price point of recent purchases has been driven by families with children. A 285k for 55 and over may also be over the market for 2 bedroom homes. I would like to see affordable senior housing and a community center- VOA is closer to how I envision our community growing. But we ought to detach this proposal from the sale of further town property without the creation of a master plan.
- Many people in town are still in favor of the ref. that was proposed last fall. We need to round back and find out why it failed. I agree we need elderly housing, but there is also a great need for affordable housing for all ages. Any development in “Golden Triangle” should include: community trails, sidewalks, bike paths, public utilities for more businesses, places for kids, community center, amazing playgrounds, gym, exercise facility, daycare center.
- List of comments and questions will be forth coming.
- There is no clear choice, a concrete proposal vs. a concept. I agree we need to go back and have a better requirement and redo the plan.

- I would like to see a project that provides a creative solution to the issue of senior housing. I support consolidating town services in one location. I like the work VOA has done elsewhere in Maine and think they could put together a more specific proposal based on information already generated by planning Decision. I'm also concerned that a vocal minority in our town is anti- family, anti – children. A healthy town needs families, young people, children.
- Consolidation of Town office services & buildings important! Senior housing more important than market value housing. Grover Grange & gym structure ok with extra space for town and Historical society.
- We don't have a master plan for our town center holding. I do not believe we should move forward on this until we address our town storage & facility needs as well as providing housing for those in town who can't afford the price Grover asks. We know who have moved into town. What about those who have had to leave for lack of affordability.
- Neither fully address the long term needs of the town consolidated services. Affordable housing for seniors and young people, increase tax base, create a vibrant town center.
- I think we need time to refine our vision and our plan going forward. I would like to see a "community campus" with a consolidation of the Town Hall gym and Grange. And senior housing where the existing town hall is and integrate it with perhaps a preschool, a community garden etc. We should also continue to capitalize on our agricultural heritage by encouraging open spaces and small local business that promotes the local food movement i.e. Walnut Hill market, the purple house. Also it is not just "senior housing" it is "Senior living," Volunteers of America obviously have a lot of experience in providing a "life style" to seniors not just a "box" to age in.
- Suggestion: Wescustogo form Building Committee vs. separate from NYMS proposals. Wescustogo should be rebuilt with a building committee. The committee could fundraise. Town hall needs to be addressed. VOA has the experience to bring affordable (under 200k) senior housing/ rents with support (staff services) to the community. I know and support VOA. Their senior housing experience. If they include a new Town hall and retain gym or similar space I support VOA, strongly.
- I would like resubmission of RFP's with guidelines from BOS - I heard turning Memorial school into municipal space reflect on what senior housing is and develop a master plan like what was voted down in November.
- More affordable housing needed. Town offices and facilities on ONE campus!
- Consolidate Town services into plan. Using VOA to create affordable housing.
- Would still rather see a proposal that consolidated town properties and still allows for providing services for the town needs and for a smarter plan that gives flexibility for the future.
- I would like to see a combination of above and original plan which creates ONE town center incorporating the school property with town offices Wescustogo, historical center meeting rooms with co- housing possibilities on surrounding property SELL THE OLD TOWN OFFICE!!
- Overall of two projects presented I would support AH Grover. I still support the original proposal last year for municipal center on the school site. I think it was the septic that made the vote go the way it did.