



Meeting #1

Presentation to the
Town of North
Yarmouth

Planning Decisions,
Inc.

June 11, 2014

AGENDA

1. REVIEW NY POLICY & VISIONS
2. HIGHLIGHT COMMUNITY & ECONOMIC TRENDS
3. REVIEW EXISTING IDEAS
4. IDENTIFY TOPICS TO INFORM YOUR DECISION-MAKING & PLANNING
5. TO DOs

COMPREHENSIVE PLAN, 2003

■ 1991

- Building cap, new zoning regulations, and impact fees

■ 2003: *The vision for North Yarmouth, 2020*

- A strong sense of community... involvement in town affairs and community activities
- Strong sense of history
- While there will be many more houses, we would like to see most of them located in village neighborhoods thereby preserving expanses of open space and critical natural resources
- Access to outdoor recreational opportunities, places for solitude and other amenities important to maintaining a high quality of life will be very important
- The scenic gateway to the Town... Route 115... this area may be transformed into an attractive village neighborhood

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Components of the Comprehensive Plan Update and Growth Management Program

1. Future Land Use Plan

The foundation for zoning and land use regulation

2. Affordable Housing Plan

Strategies for encouraging affordable housing

3. Economic Development Plan

Strategies for encouraging village scale commercial and light industrial development

4. Water Resources, Other Natural Resources, and Historic & Archaeological Resources Plan

Strategies for managing and protecting natural & cultural resources

5. Open Space Plan

Strategies for preserving open space

9. Fiscal Capacity and Capital Investment Plan

Strategies for maintaining fiscal capacity and financing capital improvements and other facility and service expansion needed due to growth

8. Public Facilities and Services Plan

Strategies for providing adequate facilities and services to meet the demand of anticipated growth

7. Transportation Plan

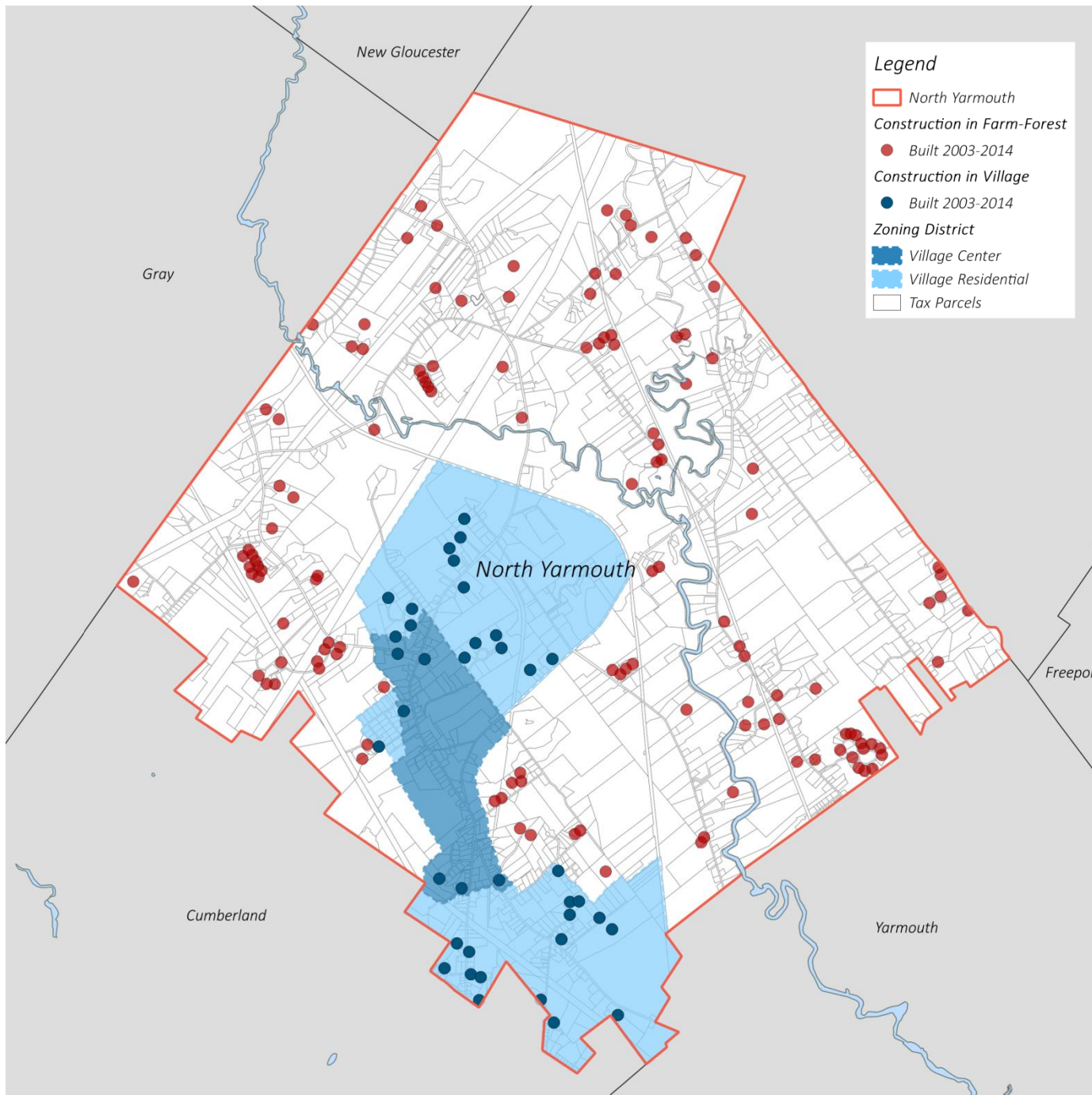
Strategies for efficient and safe movement of people and goods within and through the town

6. Outdoor Recreation and Scenic Resources Plan

Strategies for promoting and preserving use and enjoyment of open space

Growth Management Program

COMPREHENSIVE PLAN 2003



RESIDENTIAL CONSTRUCTION SINCE 2003

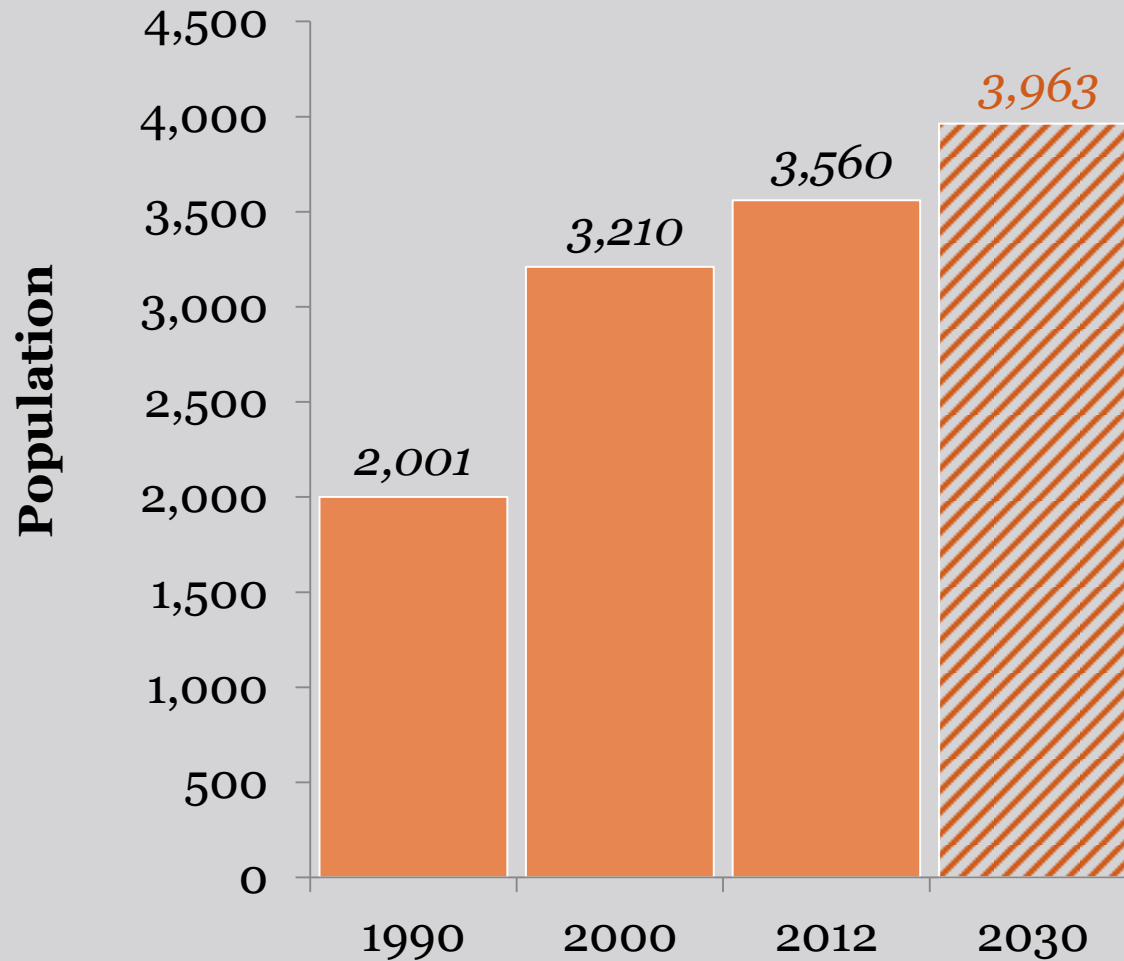
VILLAGE
ZONES

38

FARM &
FOREST

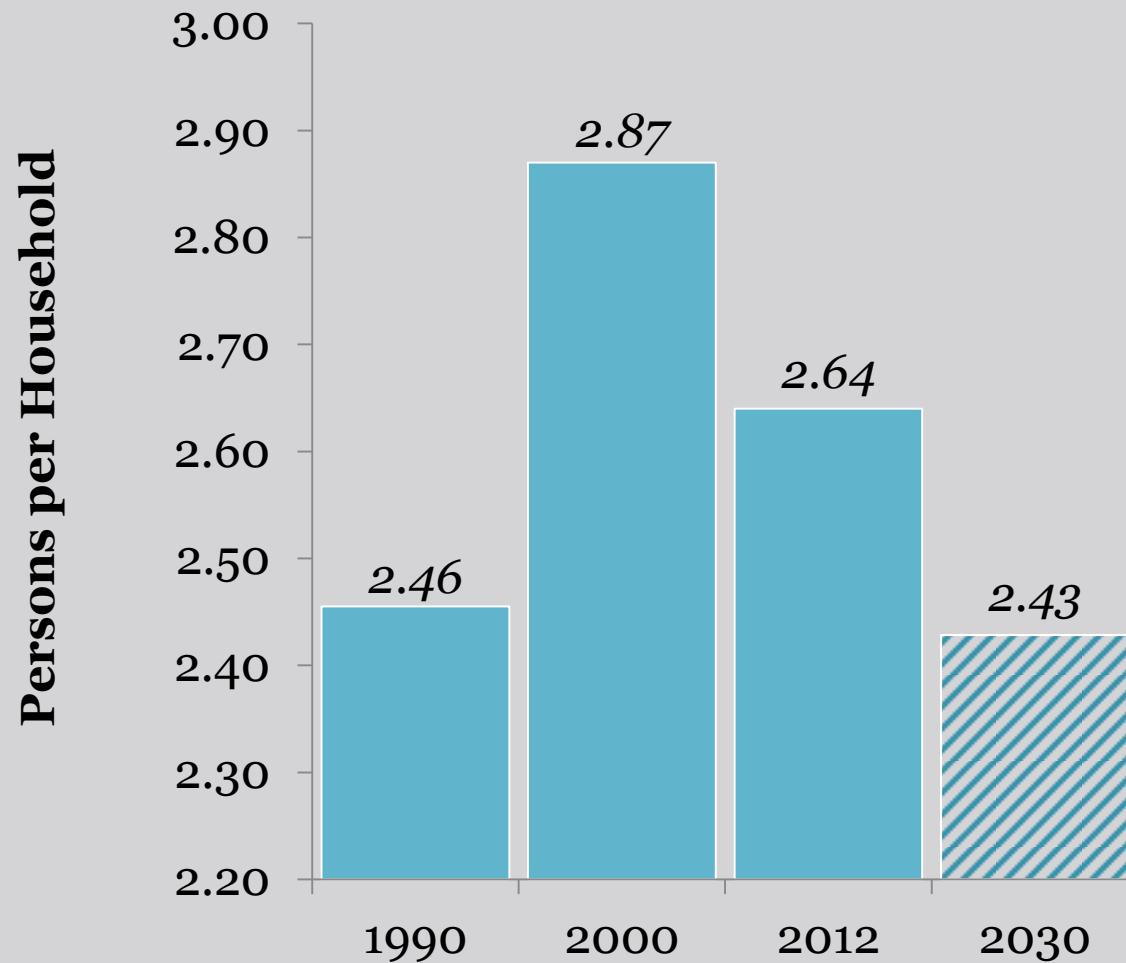
134

North Yarmouth Population 1990-2030



NORTH
YARMOUTH
POPULATION

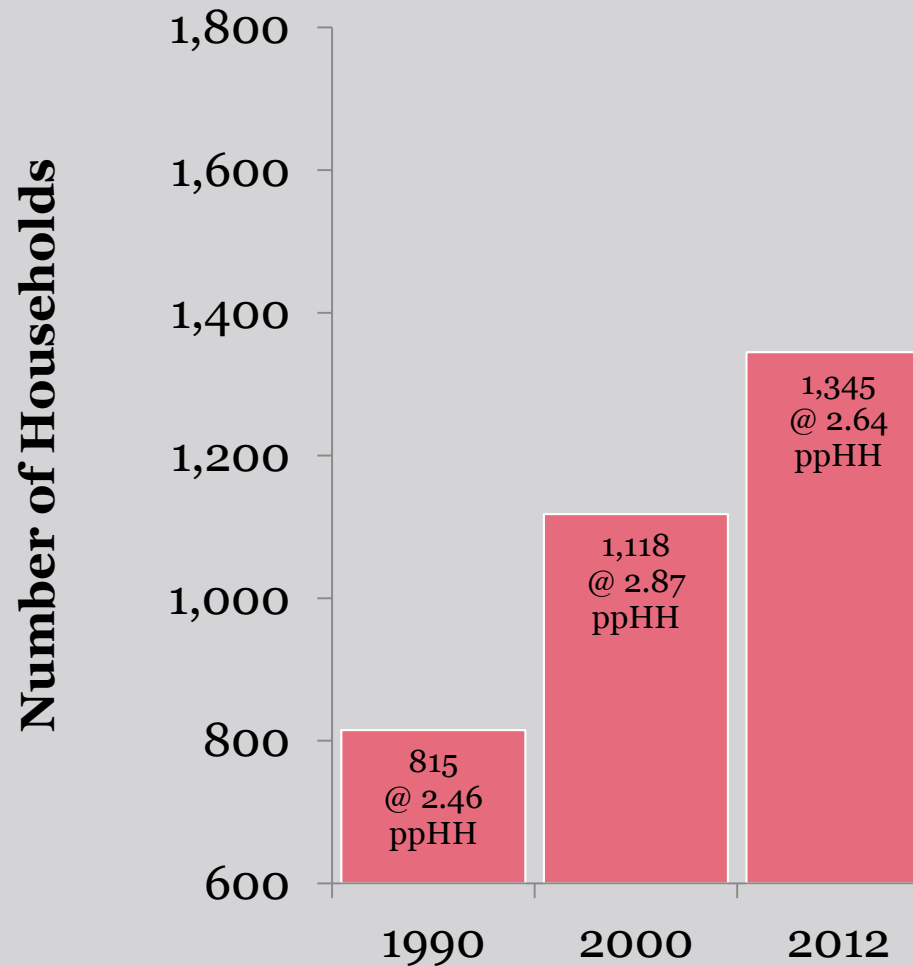
North Yarmouth Household Size 1990-2030



NORTH
YARMOUTH
HOUSEHOLD
SIZE

North Yarmouth Number of Households, 1990-2012

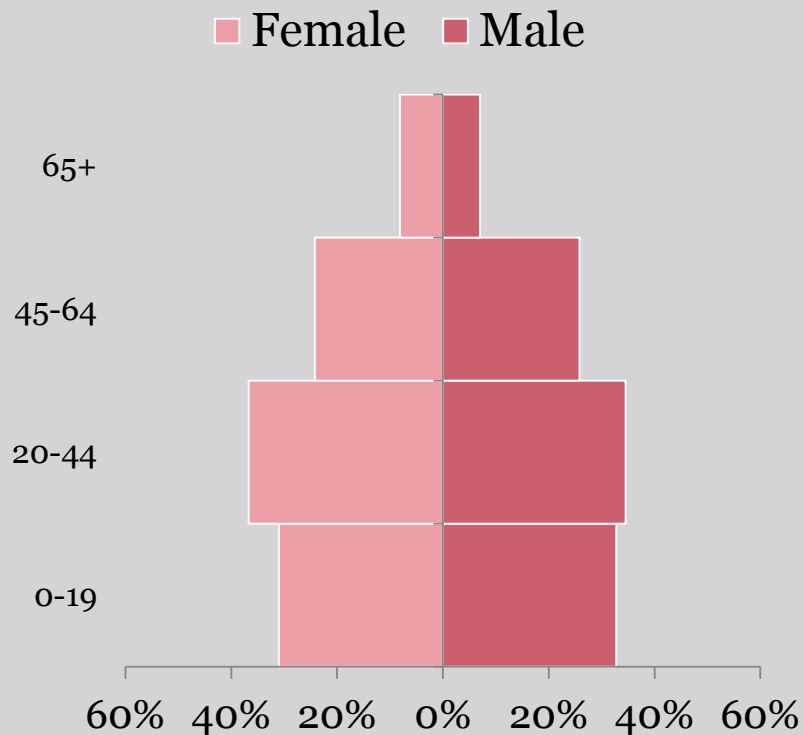
Projected by Persons per HH (ppHH)



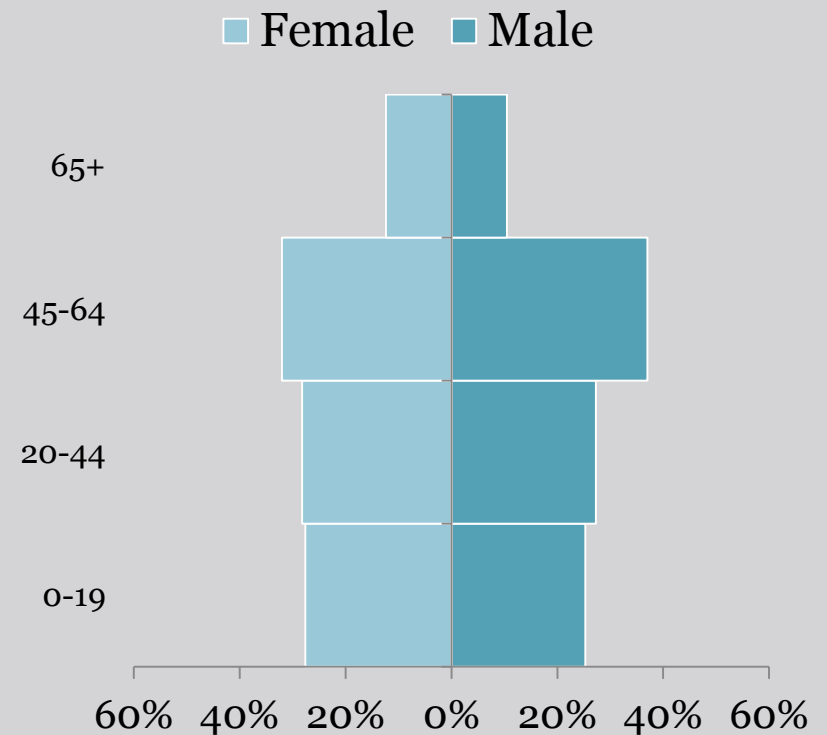
NORTH
YARMOUTH
HOUSEHOLDS

POPULATION CHARACTERISTICS

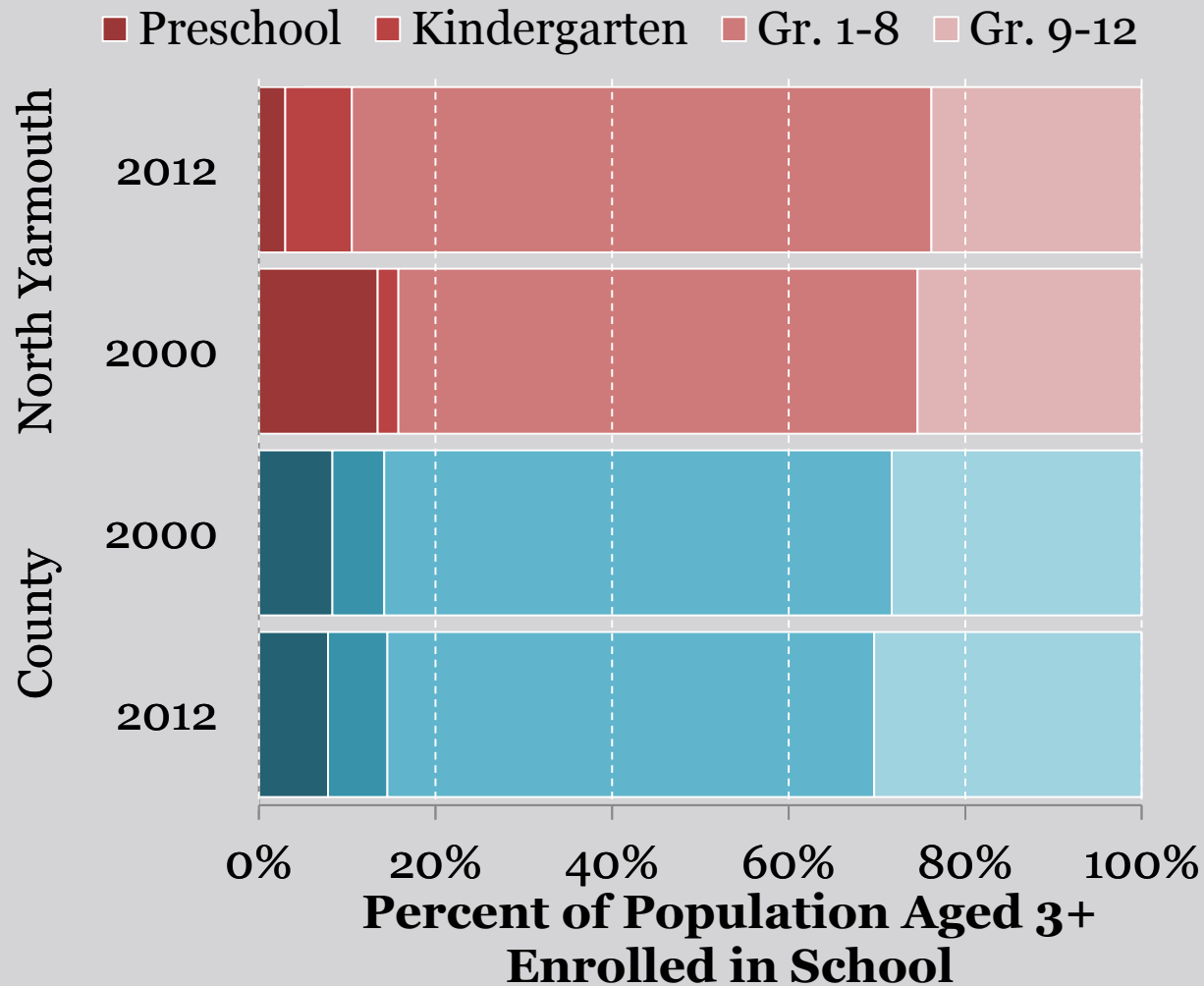
2000



2012



School Enrollment North Yarmouth and County 2000-2012



NORTH
YARMOUTH
SCHOOL
ENROLLMENT

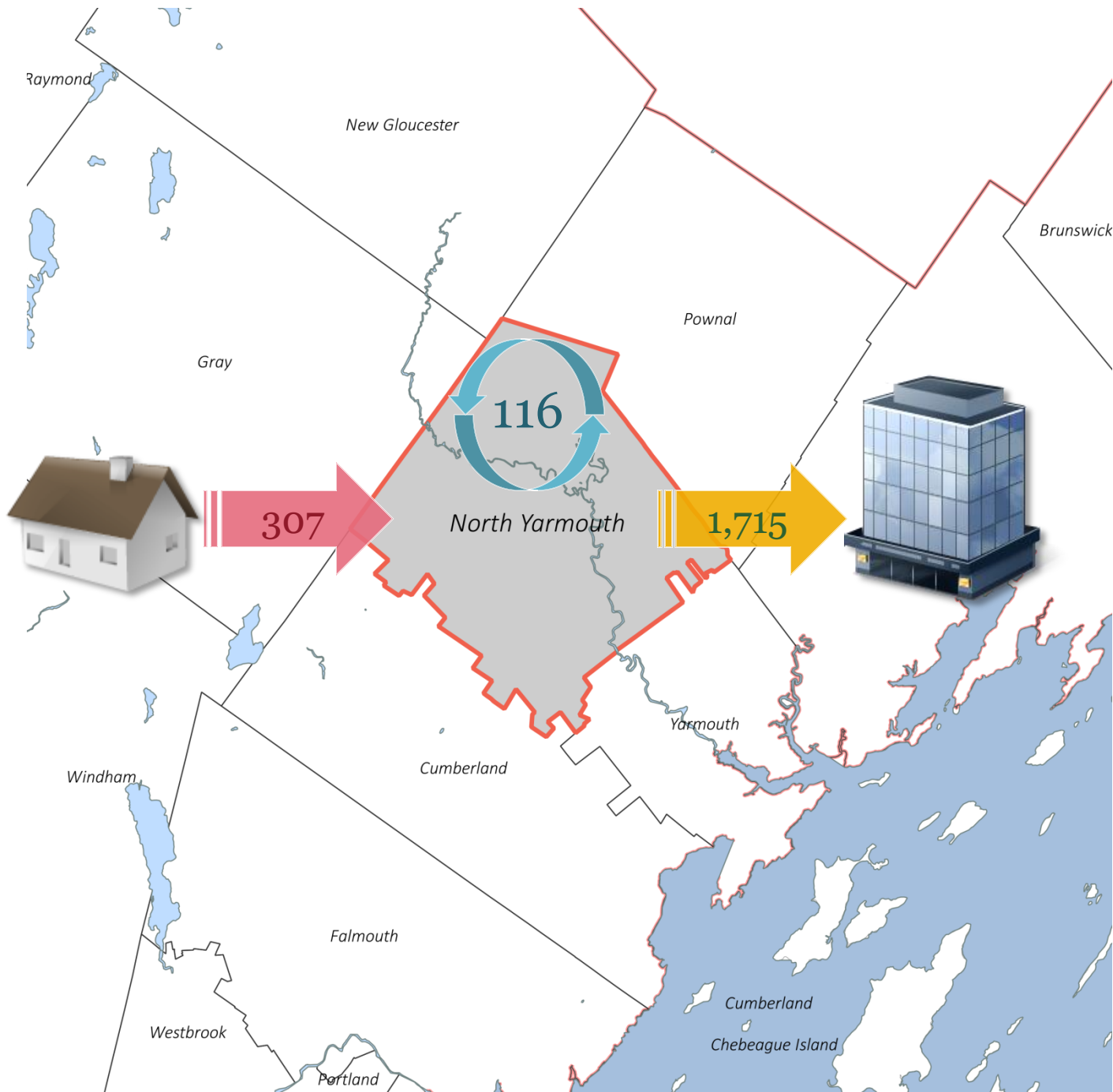
EMPLOYMENT FLOWS IN NORTH YARMOUTH 2010

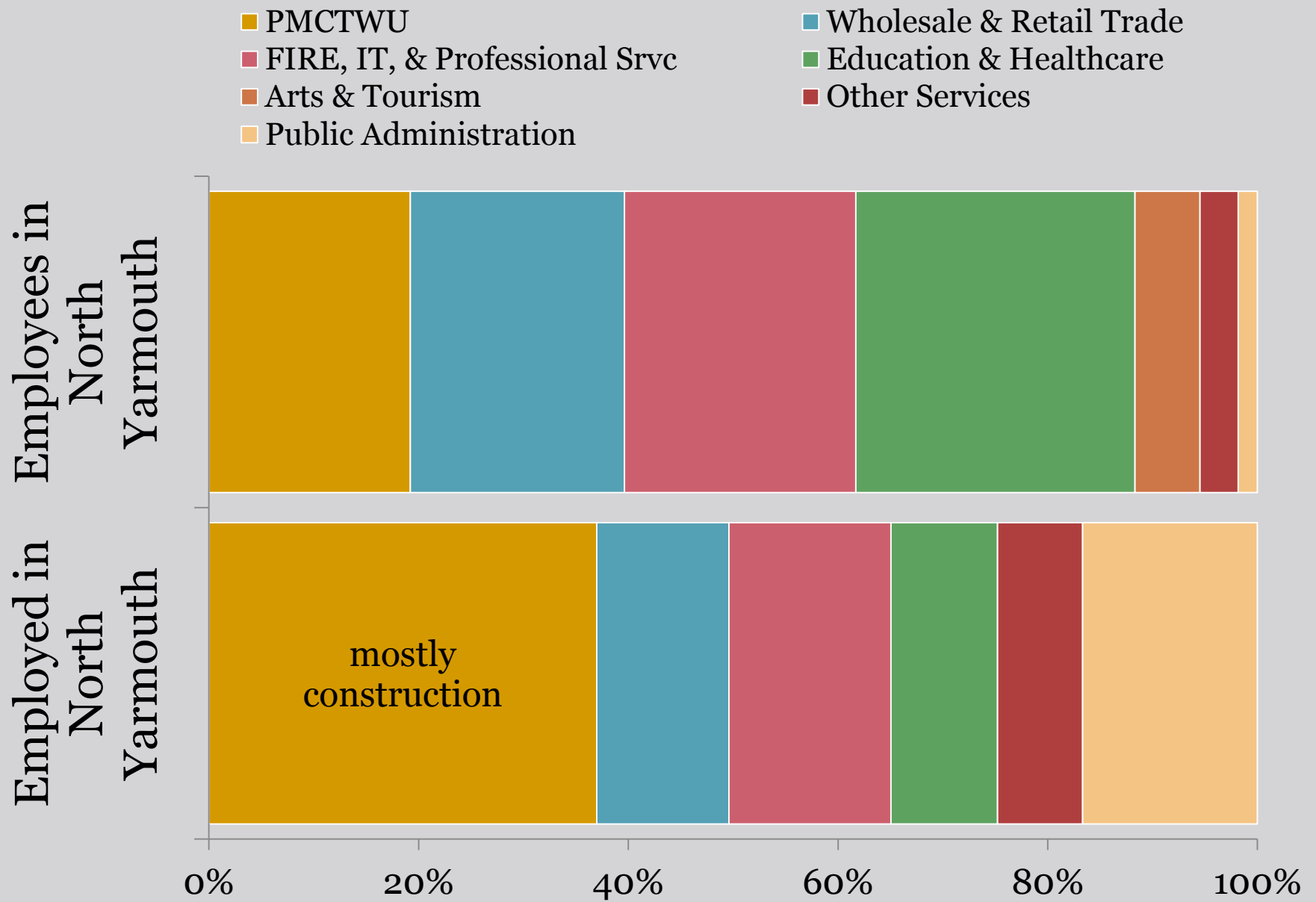
EMPLOYEES IN
NORTH
YARMOUTH

1,831

EMPLOYED IN
NORTH
YARMOUTH

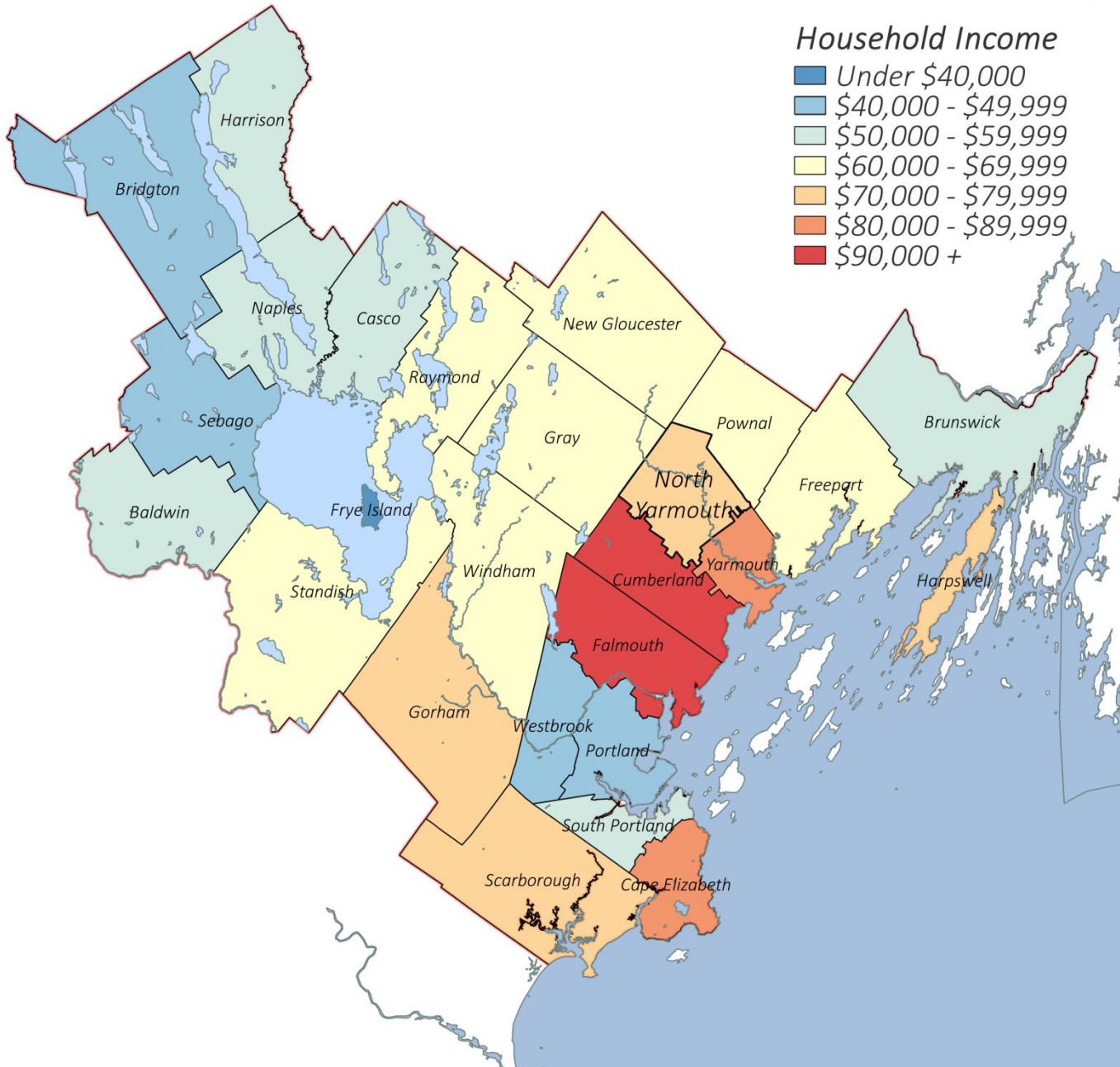
423





Cumberland County

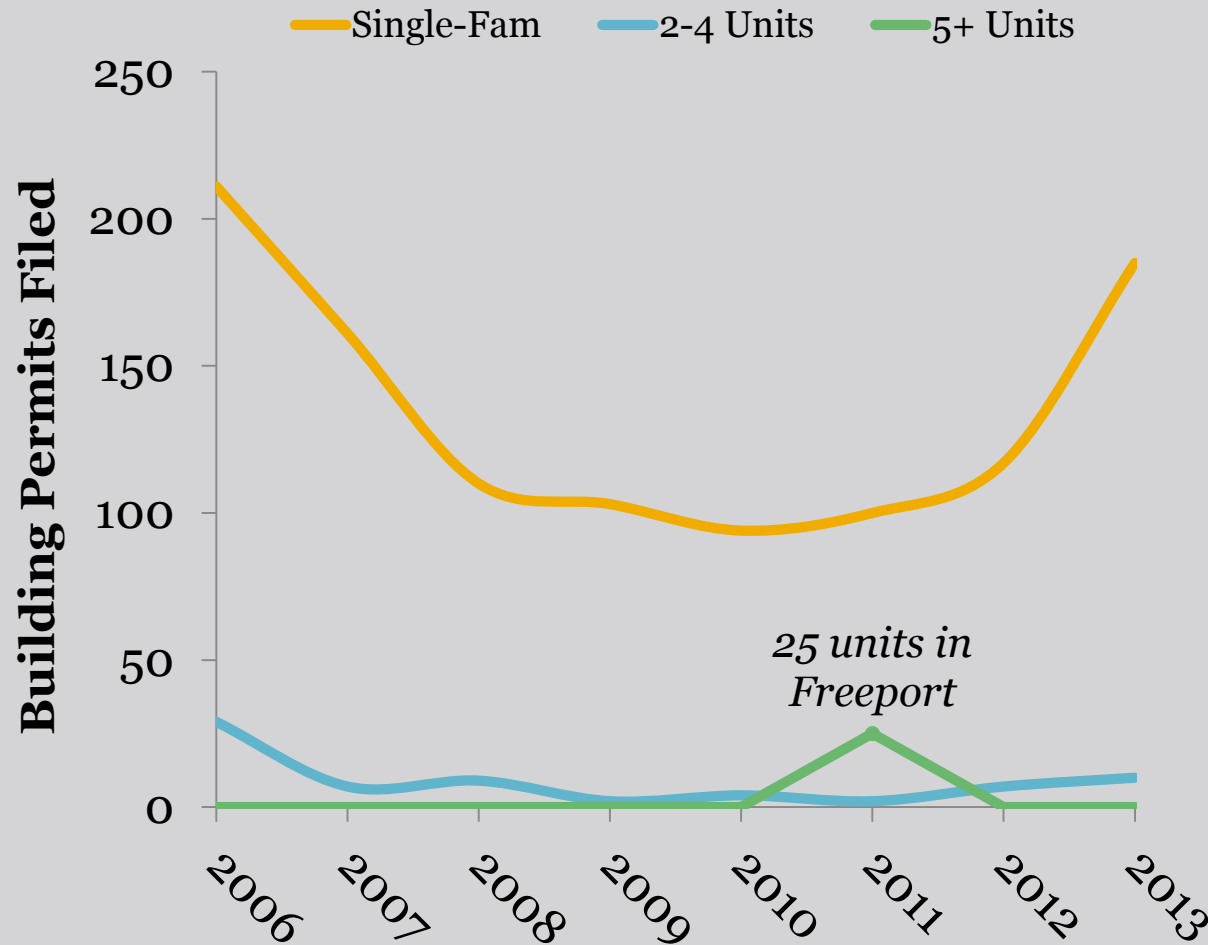
Household Income



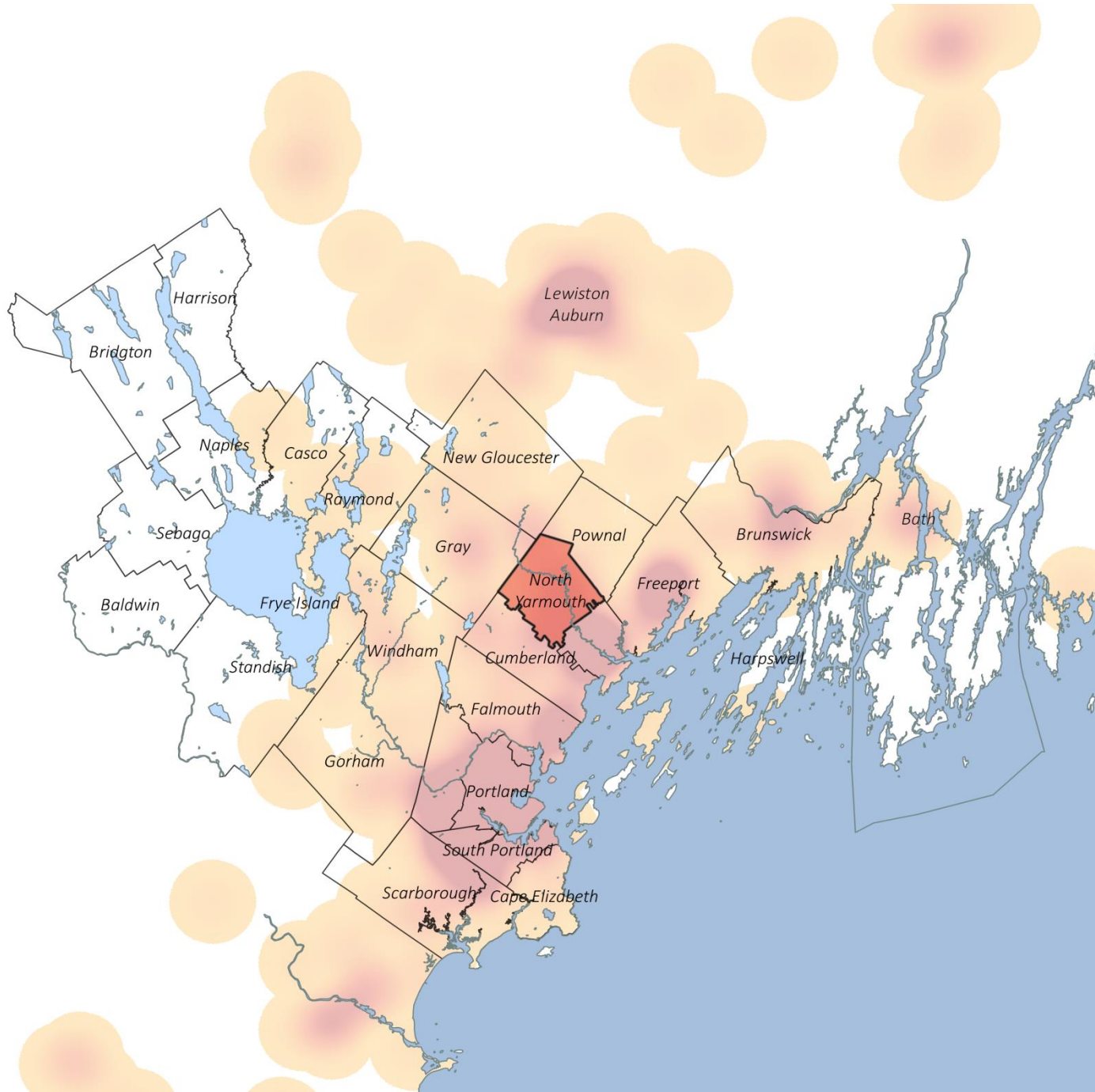
HOUSEHOLD INCOME 2012: CUMBERLAND COUNTY

Housing Unit Building Permits, North Yarmouth and Neighbors* 2006-2014

Source: SOCDS Building Permits Database, HUD, 2014
Cumberland, Gray, Freeport, New Gloucester, Pownal, Yarmouth



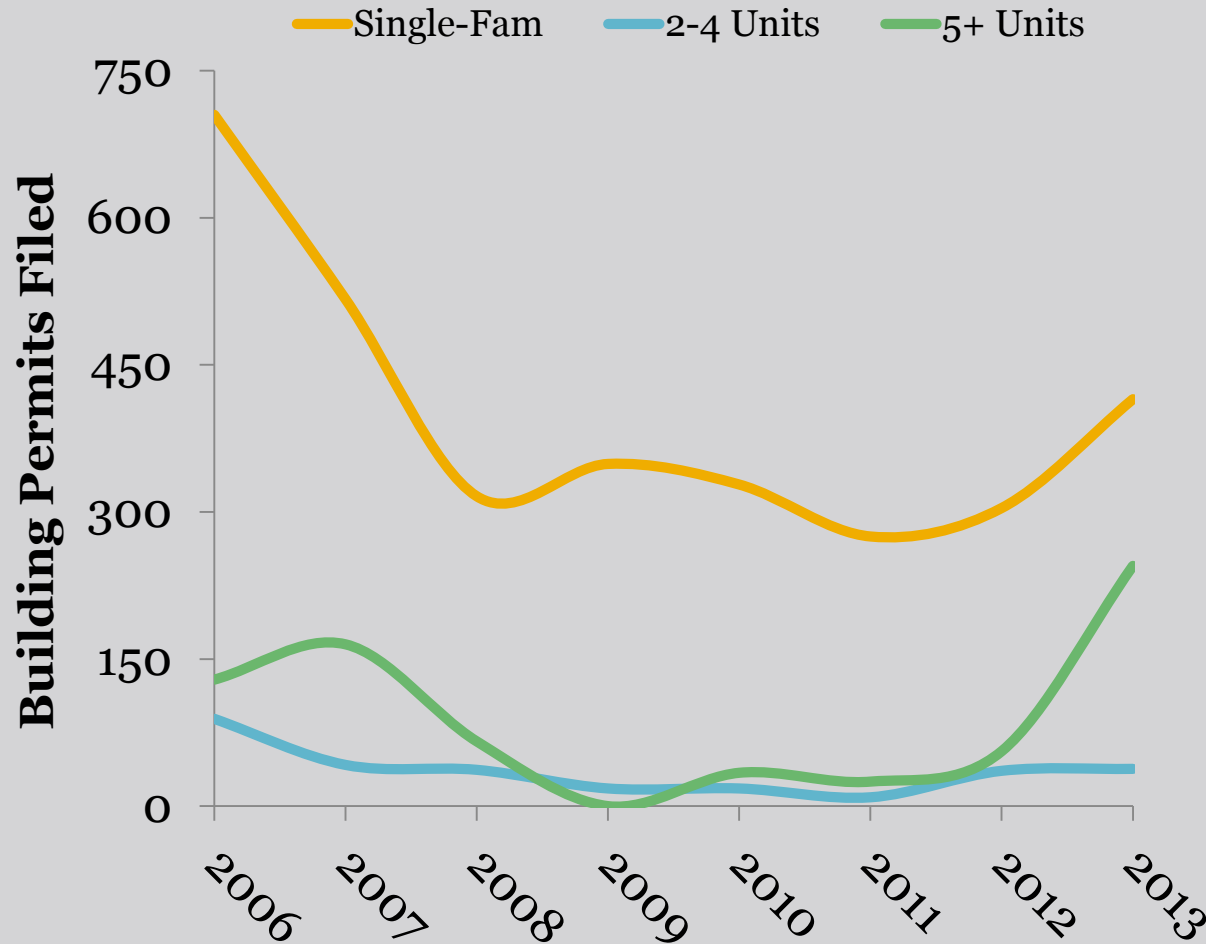
RESIDENTIAL
CONSTRUCTION
PERMITS
AWARDED
2006-2014



NORTH YARMOUTH LABOR MARKET AREA

Housing Unit Building Permits, North Yarmouth and Labor Area*, 2006-2014

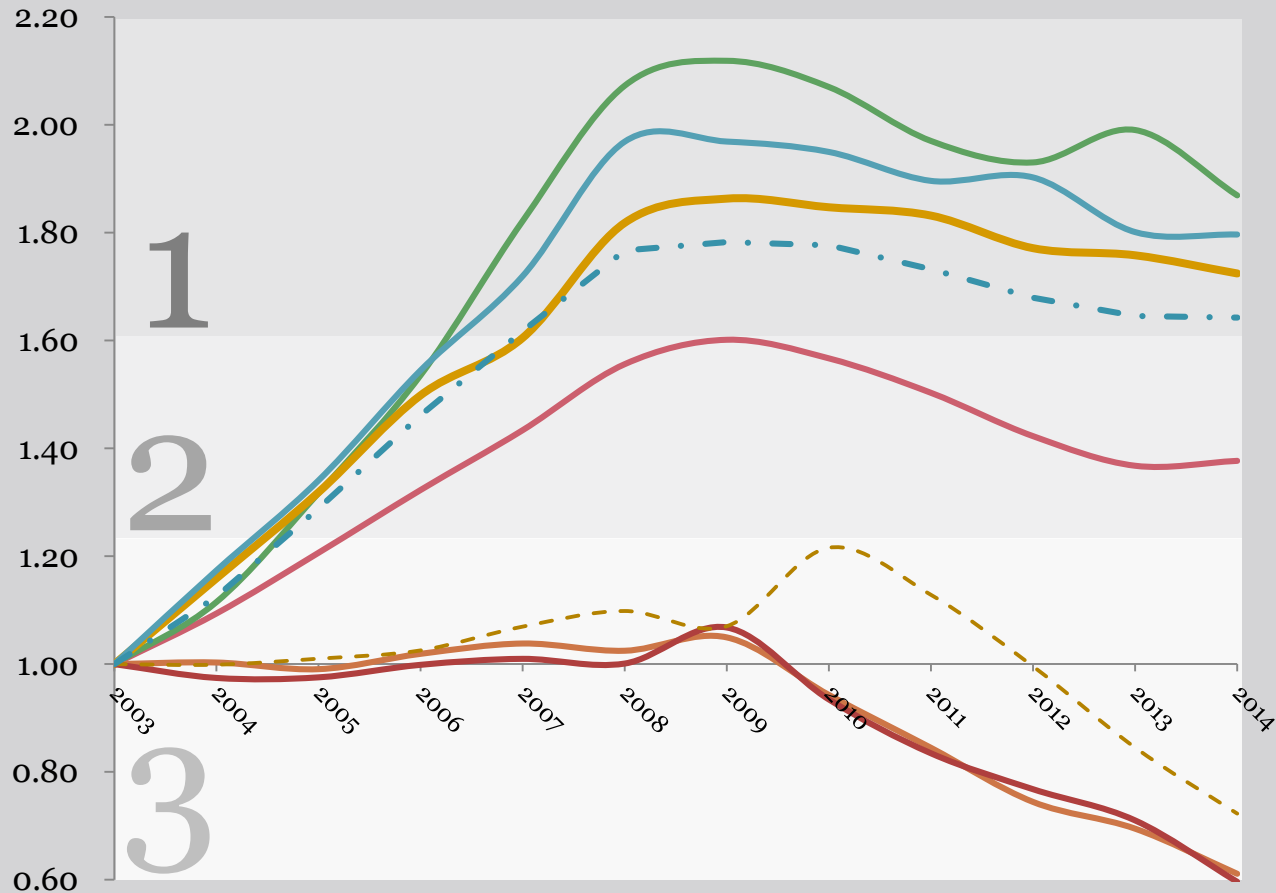
Source: SOCDS Building Permits Database, HUD, 2014



RESIDENTIAL
CONSTRUCTION
PERMITS
AWARDED
2006-2014

State Property Valuation Index (2003 = 100)

Yarmouth New Gloucester N Yarmouth
 Gray Falmouth Pownal
 Cumberland County



STATE PROPERTY VALUATION 2003-2014

Group 1

- *New Gloucester*
- *Gray*
- *North Yarmouth*
- *County*

Group 2

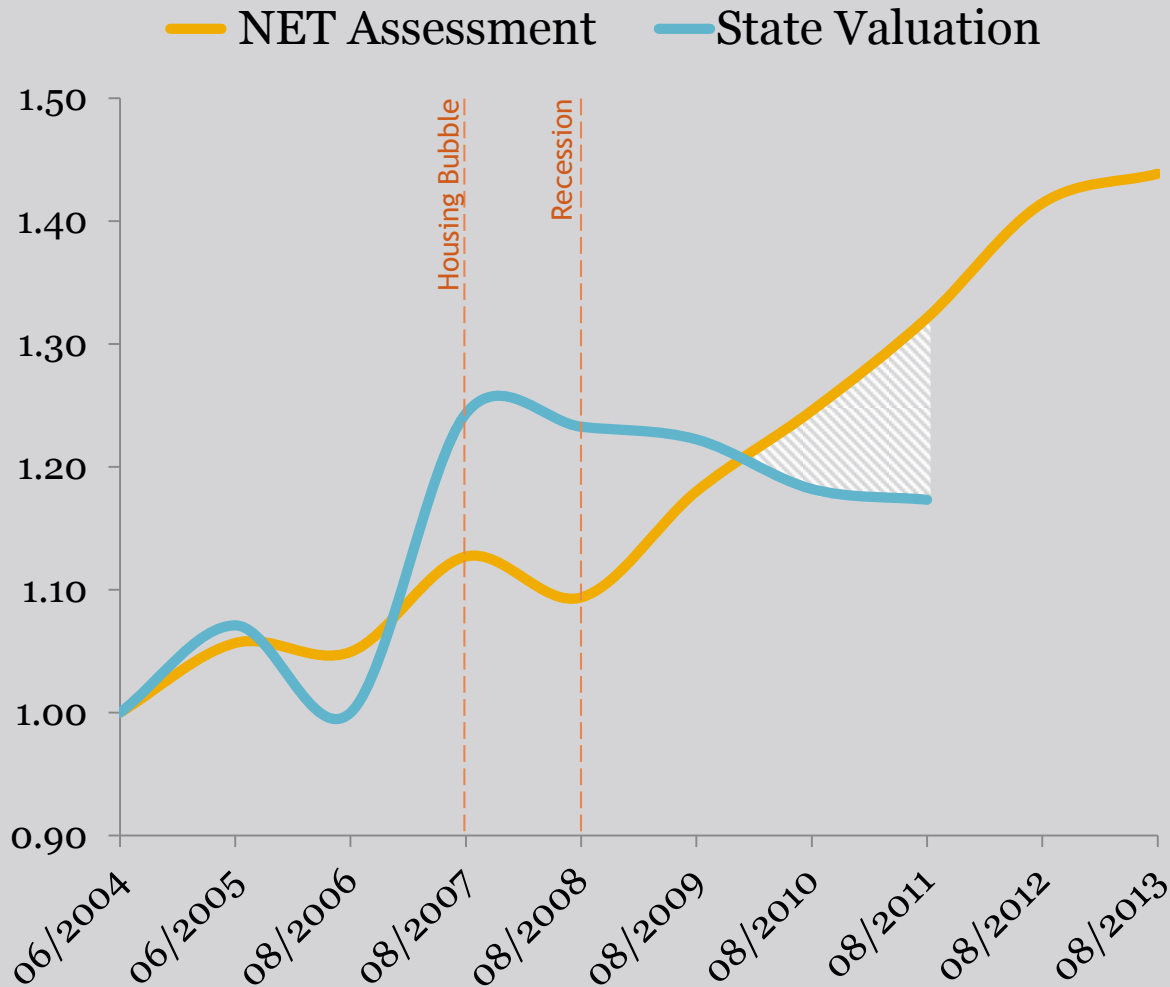
- *Yarmouth*

Group 3

- *Cumberland*
- *Falmouth*
- *Pownal*

State Property Valuation vs. NET Assessment (Expenses), 2004-2013

Time-adjusted, indexed to 2004



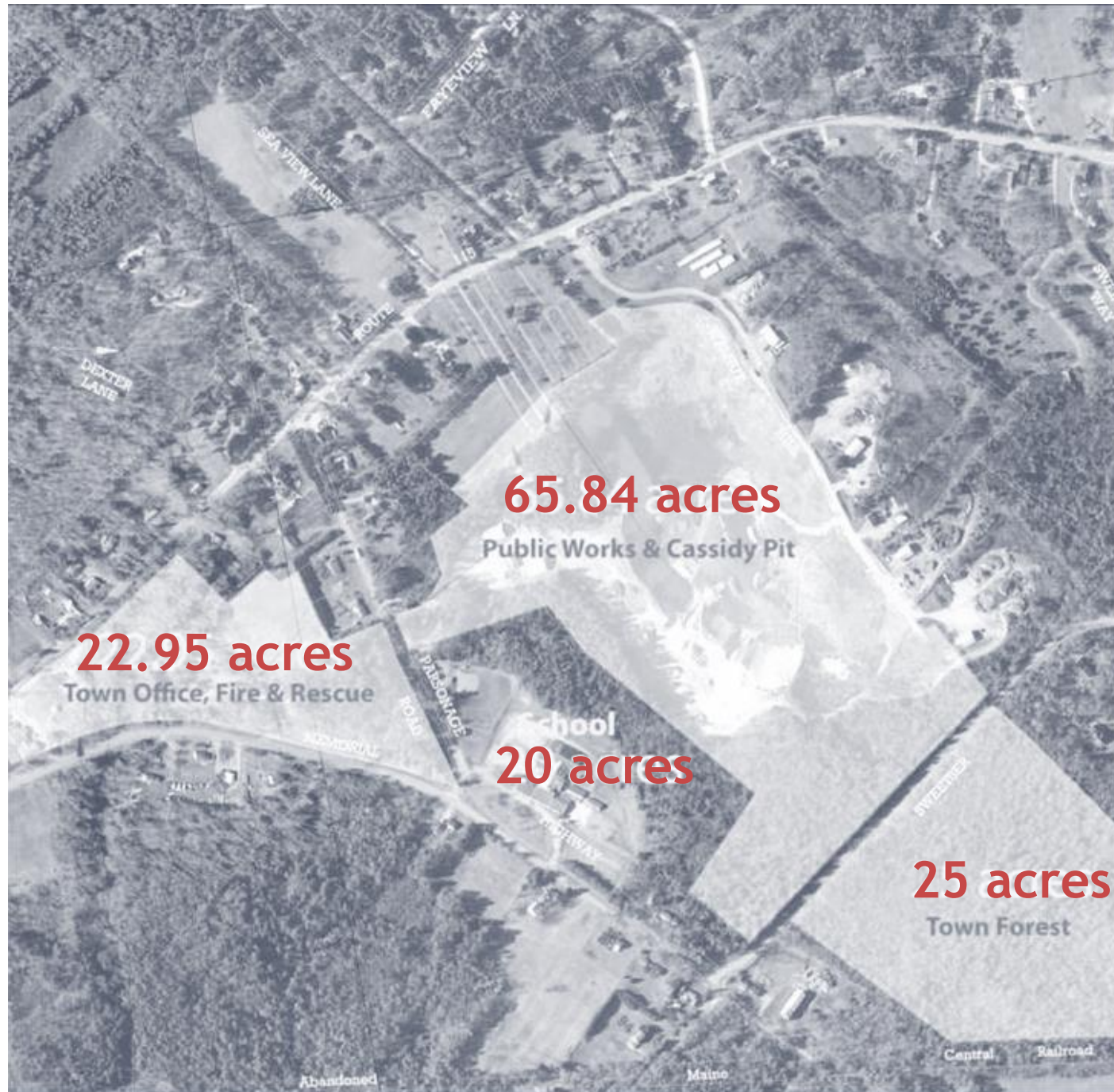
STATE
PROPERTY
VALUATION
2004-2013

**COSTS
INCREASING**

**PROPERTY
TAX BASE
DECLINING**

VISIONS FOR YOUR FUTURE

TOWN OWNED PROPERTY



VISIONS & GOALS

*Offer the Wescustago Hall
parcel to the Historical Society*

*Utilize the Wescustago
Hall area as a visible part
of the town center.*

*Replace public space from
Wescustago Hall near
Town Hall.*

*Develop
Cassidy Pit
with TIF
funds*

*Create an entry
way to Town
Hall from Route
115*

*Build a tax base while
minimizing costs*

*Create a strong center for
the Town properties.*

*Move or regionalize Public
Works and develop
housing*

*Develop Memorial
School for
community use,
and develop a
community septic
system for the
Village area*

*Repurpose Memorial School for
elderly housing and offices*

TAX INCREMENT FINANCING

TIF

What is it?

- An *economic development tool*
- Created and *regulated by the state*
- Exempts property from *state transfers*
 - school aid, revenue sharing, county tax
- Allows property taxes to be used for *specific economic development investments*

How do we use it?

- Create a TIF-eligible community *development strategy*
- Create a TIF *district*
 - New tax revenue in the district funds your development plan
- Create a *process for investing* TIF revenue
 - TIF committees, etc.

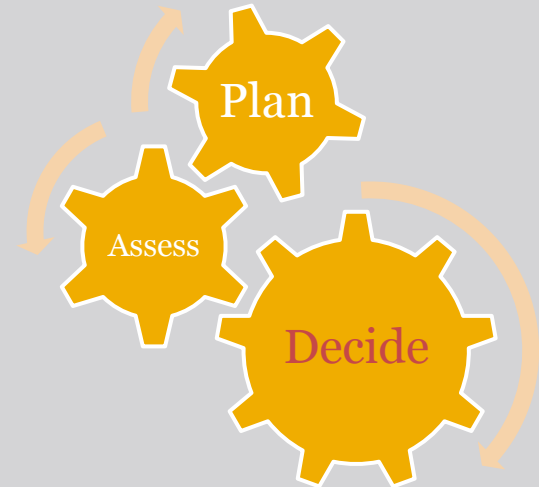
PLAN



DISTRICT



PROCESS



- Development viability
 - *Understand your markets*
- Planning your district
 - *Identify growth areas*
 - *Identify areas needing investment*
- Planning your uses
 - *Prevent unwanted restrictions*
- Revenue projection risk
 - *Balance state funding formulas*

TIF
CAUTIONARY
NOTES

1. DEFINE THE PROJECT AREA
2. IDENTIFY GROUPS INVOLVED
3. SELECT OVERSIGHT TEAM
4. SET MEETING SCHEDULE
5. DEFINE FINAL PRESENTATION

TO Dos
for
PDI