



Public Meeting #2

Town of North
Yarmouth

Planning Decisions,
Inc.

OCTOBER 27, 2014

AGENDA

- 1. Overview of Study**
- 2. Regulatory Conditions**
- 3. PDI Findings**
- 4. Development Scenarios**
- 5. Overview of Cost Implications**

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

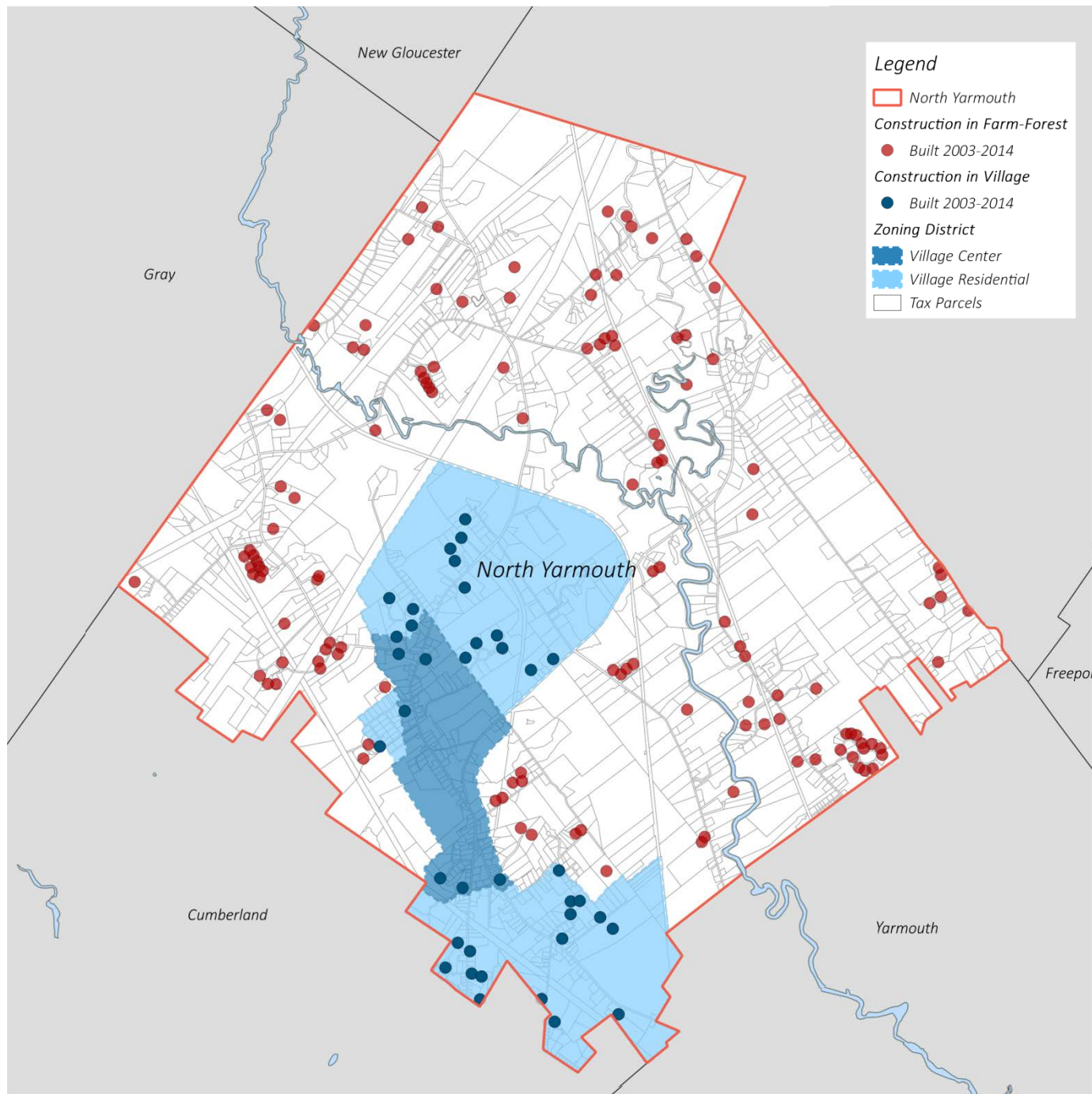
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RESIDENTIAL CONSTRUCTION SINCE 2003

VILLAGE
ZONES

38

FARM &
FOREST

165

REGULATORY CONDITIONS

SINGLE-FAMILY HOUSING

- LOT SIZE
- AQUIFER

VILLAGE-ORIENTED HOUSING

- CLUSTER REGS
- SEWER
- AQUIFER

A. REVIEW IDEAS FOR VILLAGE
DEVELOPMENT

B. INTEGRATE IDEAS INTO
DEVELOPMENT OPTIONS

C. PREPARE DEVELOPMENT
SCENARIOS

D. PRESENT IMPACTS OF
CHOICES TO THE COMMUNITY

STUDY
PURPOSE

1. HOUSING DEMAND IS ACCELERATING

2. THE HOUSING MARKET IS VARIED
RURAL → SUBURBAN → VILLAGE-ORIENTED

3. 7,000 CARS/DAY ON RTs 115 & 9

4. TOWN FACILITIES MUST EXPAND

5. SEPTIC SYSTEM CAN SUPPORT A
VILLAGE

6. DEVELOPABLE LOTS EXIST IN N.Y.
VILLAGE

STUDY
FINDINGS

WHICH USE OF THE LAND IN THE VILLAGE AREA

1. BEST MEETS COMMUNITY GOALS

3. MAKES BEST USE OF THE VALUE OF
AVAILABLE LAND

3. MINIMIZES ADDED COSTS TO RESIDENTS

4. INCREASES THE TAX BASE

5. ENHANCES QUALITY OF LIFE IN N.Y.

THE POLICY
CHALLENGE

INVENTORY OF NEEDS

Space	Sq. Ft.
Office/Work Space	
Town Staff	3,244
Assessing	1,000
Fire Department	3,020
DPW	1,000
Storage/Vault/Archive	
Hist. Society	3,000
Town	1,500
Small Meeting Space	
Town	2,500
Hist. Society – Old Town House	2,500
Large Meeting/Voting Space	
Town	5,000
Grange Trustees	5,000
	27,764











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Hist. Society – Old Town House	2,500
Large Meeting/Voting Space	
Town and Wescustogo	5,000
	22,764

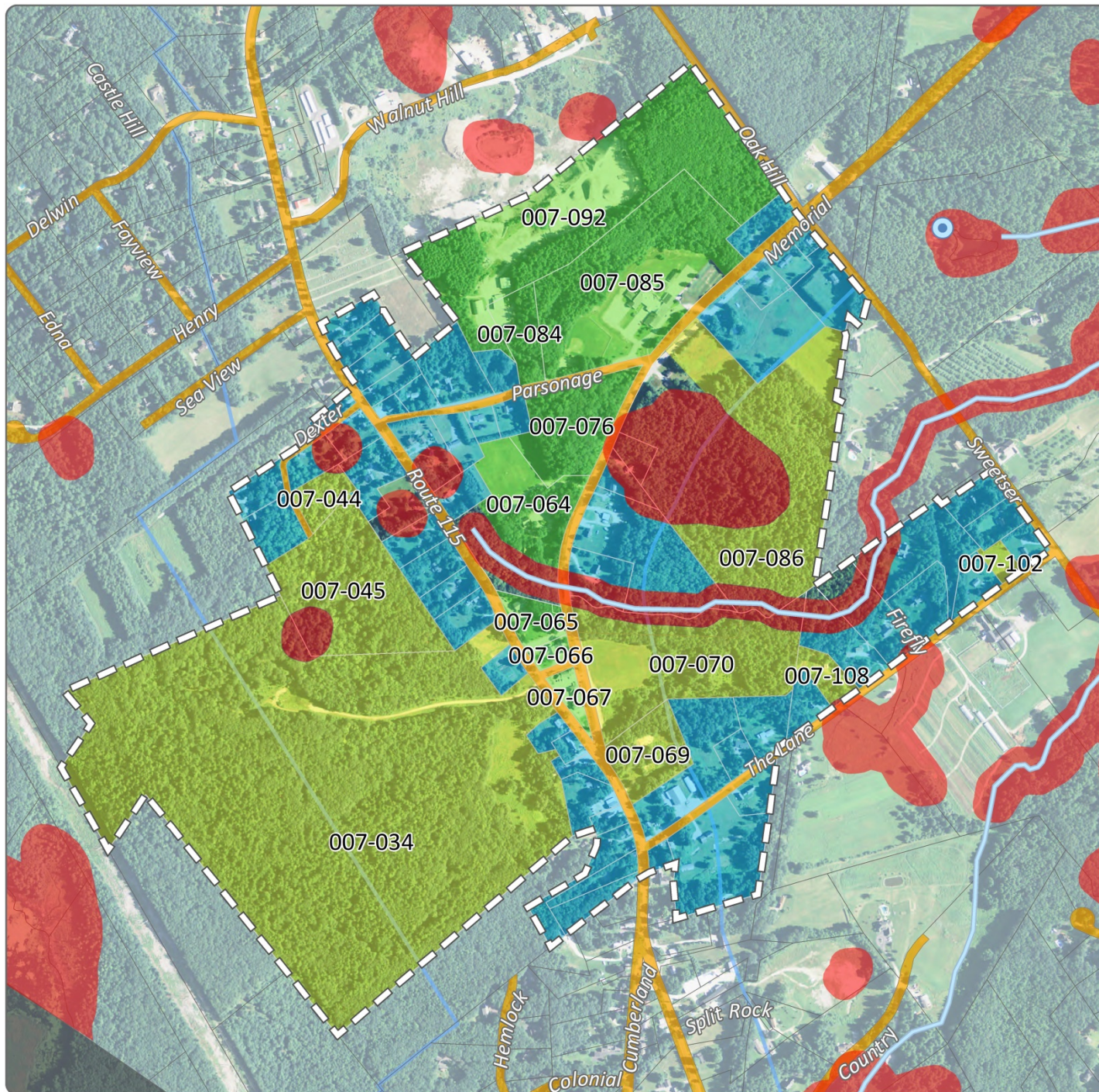
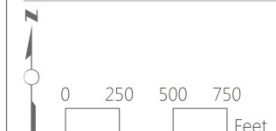
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Storage/Vault/Archive	
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Town	1,500
Small Meeting Space	
Old Town House	2,500
Large Meeting/Voting Space	
Town and Wescustogo	5,000
	20,264

North Yarmouth Village Planning Area Development Areas

Date: 10/20/2014

Legend

-  Project Area Boundary
-  Area 1 Parcels
-  Area 2 Parcels
-  Area 3 Parcels
-  Non-developable Areas
-  Well Head
-  Roads
-  Waterways
-  Village Area Parcels
-  Non-Village Parcels
-  Town of Cumberland



DEVELOPMENT SCENARIOS

SCENARIO 1

- MUNICIPAL CAMPUS AT TOWN HALL
- DPW STAFF FACILITIES AT DPW SITE
- FIRE STATION RENOVATION ON SITE

SCENARIO 2A

- MUNICIPAL CAMPUS AT MEMORIAL SCHOOL
USING THE SCHOOL
- DPW STAFF FACILITIES BUILT WITH THE CAMPUS
- FIRE STATION RENOVATION ON SITE

DEVELOPMENT SCENARIOS

SCENARIO 1

- MUNICIPAL CAMPUS AT TOWN HALL
- DPW STAFF FACILITIES AT DPW SITE
- FIRE STATION RENOVATION ON SITE

SCENARIO 2**B**

- MUNICIPAL CAMPUS AT MEMORIAL SCHOOL **BUILDING NEW**
- DPW STAFF FACILITIES BUILT WITH THE CAMPUS
- FIRE STATION RENOVATION ON SITE

Space	Sq. Ft.	Cost (\$/ft ²)	Estimated Cost
Office/Work Space			
Town Staff	3,244	\$80 (reno)	\$259,520
Assessing	1,000	\$80 (reno)	\$80,000
Fire Department	3,020	\$80 (reno)	\$241,600
DPW	1,000	\$160 (new)	\$160,000
Storage/Vault/Archive			
Historical Society	3,000	\$160 (new)	\$480,000
Town	1,500	\$160 (new)	\$240,000
Small Meeting Space			
Old Town House	2,500	-	\$200,000
Large Meeting/Voting Space			
Town and Wescustogo	5,000	\$160 (new)	\$800,000
	20,264		\$2,461,120

SCENARIO

1

MUNICIPAL
CAMPUS ON
THE
EXISTING
TOWN HALL
SITE

Space	Sq. Ft.	Cost (\$/ft ²)	Estimated Cost
Office/Work Space			
Town Staff	3,244	\$80 (reno)	\$259,520
Assessing	1,000	\$80 (reno)	\$80,000
Fire Department	3,020	\$80 (reno)	\$241,600
DPW	1,000	\$80 (reno)	\$80,000
Storage/Vault/Archive			
Historical Society	3,000	\$80 (reno)	\$240,000
Town	1,500	\$80 (reno)	\$120,000
Small Meeting Space			
Old Town House	2,500	-	\$200,000
Large Meeting/Voting Space			
Town and Wescustogo	5,000	\$80 (reno)	\$400,000
Demolition Cost (Partial)			\$100,000
	20,264		\$1,721,120

SCENARIO 2A

MUNICIPAL
CAMPUS AT
MEMORIAL
SCHOOL

USING SCHOOL

Space	Sq. Ft.	Cost (\$/ft ²)	Estimated Cost
Office/Work Space			
Town Staff	3,244	\$200 (new+)	\$648,800
Assessing	1,000	\$200 (new+)	\$200,000
Fire Department	3,020	\$80 (reno)	\$241,600
DPW	1,000	\$160 (new)	\$160,000
Storage/Vault/Archive			
Historical Society	3,000	\$160 (new)	\$480,000
Town	1,500	\$160 (new)	\$240,000
Small Meeting Space			
Old Town House	2,500	-	\$200,000
Large Meeting/Voting Space			
Town and Wescustogo	5,000	\$160 (new)	\$800,000
Demolition (Full)			\$140,000
	20,264		\$3,110,400

SCENARIO 2B

MUNICIPAL
CAMPUS AT
MEMORIAL
SCHOOL

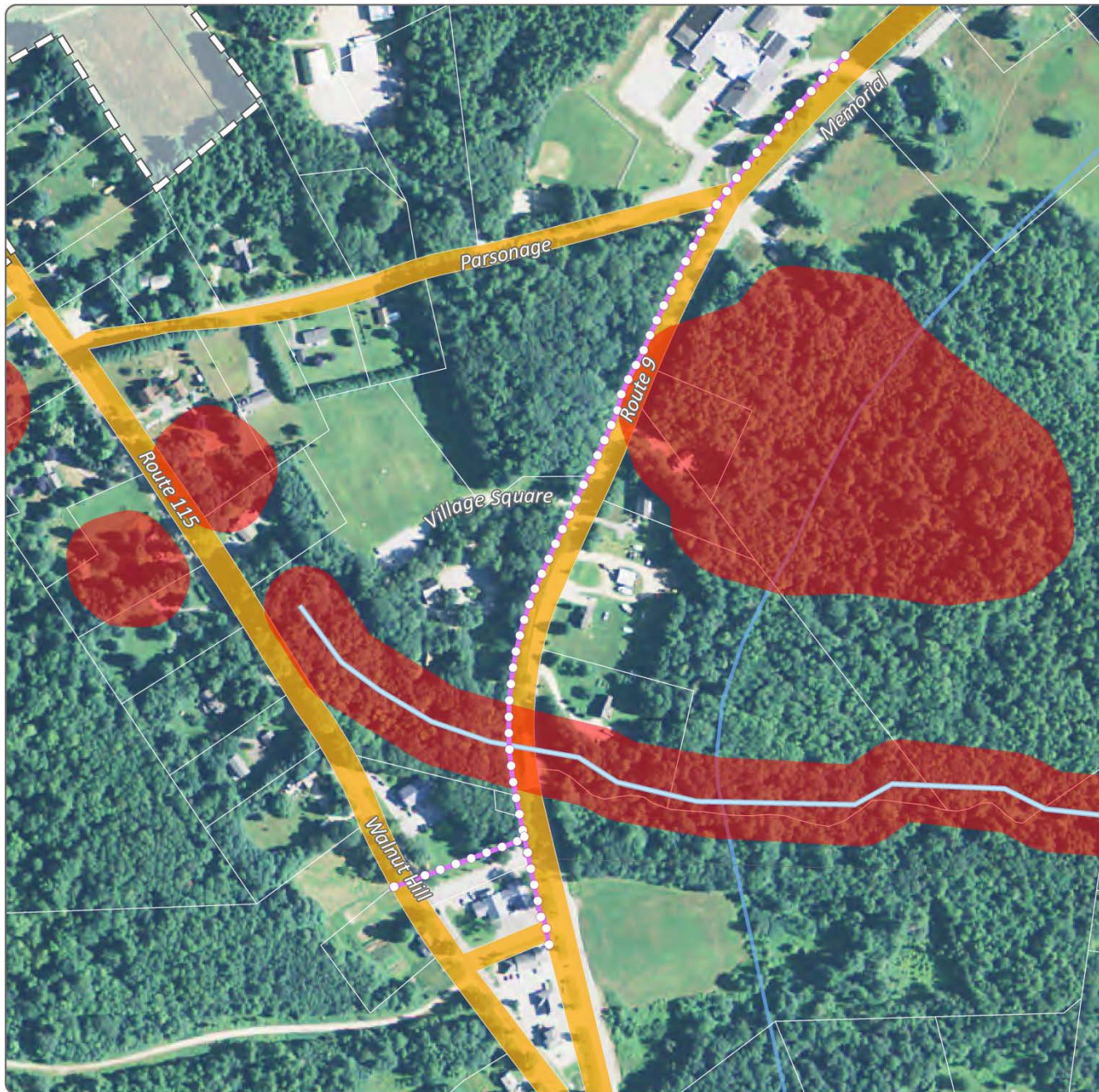
NEW BUILD

OFFSETTING REVENUES

Off-Setting Revenue	Sale (\$/acre)	Scen. 1 (acres)	Scen. 2A (acres)	Scen. 2B (acres)
Town Hall Parcel	\$50,000	2	6.67	6.67
Wescustogo Lot	\$60,000	2	2	2
Memorial School	\$40,000	8*	-	-
Town Pit	\$40,000	10**	10**	10**
Total		\$940,000	\$733,500	\$733,500

* 18 usable acres, 8 acres reserved for septic field expansion, 2 acres reserve

** 28 usable acres, 18 acres reserved for excavation



SEWER COSTS

SEWER COSTS

Cost Item	Unit	Quantity	Price	Cost
3" Forced Main	Linear Feet	2,900	\$30	\$87,000
Highway Permit	Linear Feet	2,700	\$20	\$54,000
Denitrification	System	4	\$25,000	\$100,000
	Design & Engineering			10.0%
		Contingency		12.5%
	Other Construction Costs			25.0%
Total				\$355,475
Assuming developers install pumping stations (\$3,000 per 2 homes)				

SUMMARY OF IMPLICATIONS

	Scenario 1	Scenario 2A	Scenario 2B
Development Costs	\$2,461,120	\$1,721,120	\$3,110,400
Off-Setting Revenue	\$940,000	\$733,500	\$733,500
Sewer Costs	\$355,475	\$355,475	\$355,475
Total Cost	\$1,876,595	\$1,343,095	\$2,732,375

QUESTIONS & COMMENTS