North Yarmouth Town Center Study

Carroll Associates
Issues:
- Lack of clarity on where Town Center is located
- Lack of visibility to Town Hall from anywhere
- Lack of vehicular, pedestrian and visual connectivity
- Lack of development density in the neighborhood
- Lack of programming and activities to bring residents to the Town Center such as:
  - Playgrounds
  - Farmers market
  - Historical society
  - Community services

Opportunities:
- Large block of land (23 acres) well defined by existing roads and located at an important junction
- Unique natural features – wooded gully
- Proximity to town facilities such as:
  - School
  - Public works
- Adjacent town owned land ripe for development
- Memorial Highway has historical / cultural significance

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NORTH YARMOUTH TOWN CENTER STUDY
January 31, 2013
North Yarmouth Town Center

Master Planning- Site Analysis / Assessment

1. Natural Influences / Existing Conditions

   Physical Features
   • Vegetation
   • Landform
   • Drainage
   • Soils (Aquifer Protection Overlay District)
   • Streams / Wetlands
   • Views / Orientation / Steep Slopes

   Infrastructure
   • Existing Buildings
   • Roads / Parking / Walkways / Trails
   • Utilities (power, water, sewer)
   • Fences/ Walls / Other Site Improvements

2. Cultural Influences
   • Town Zoning / Land Use Ordinance / Permit Requirements
   • Shoreland Zone
   • Stream / Floodplain Development
   • Aquifer Protection Regulations
   • Site Plan Standards
   • Vegetation Management (Clearing, thinning, etc.)
   • Document existing and adjacent land uses and determine compatibility of use
   • Review deeds for Town properties to determine if there are restrictions to use or development
   • Highway crash/safety data, Site distances, etc.
   • Summary of existing parking totals and distribution on Town Property

3. Site Assessment (Opportunities and Constraints)
   • Critical Views
   • Arrival /Accessibility / Legibility
   • Current Use Relationships Between the Town Facilities
   • Compatibility with Adjacent Uses
   • Areas where development should or should not occur

4. Master Plan Concept Alternatives
   Scheme A
   Scheme B

5. Phase 1 Improvements
**Issues:**
- Lack of clarity on where Town Center is located
- Lack of visibility to Town Hall from Rt 115 and Rt 9
- Lack of vehicular, pedestrian and visual connectivity
- Lack of development density in the neighborhood
- Lack of programming and activities to bring residents to the Town Center such as:
  - Playgrounds
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  - Historical Society
  - Community Services

**Opportunities:**
- Large block of land (23 acres) well defined by existing roads and located at an important junction
- Unique natural features – wooded gully
- Proximity to town facilities such as:
  - School / Future Development
  - Public Works
- Adjacent Town owned land ripe for development
- Memorial Highway has historical / cultural significance

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**NOTES:**
- Town Parcels are located in Village Residential District
- Lot Parcels are located in the Groundwater Protection Overlay District
- Buildings on Town Property are served by Public Water Supply and have independent wastewater treatment systems
- No FEMA restrictions apply
- Residential Shoreline District and Natural Resource Protection Performance Standards apply to Todd Brook
- Soils on site are well drained and consist of Windsor Loamy Sand

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**NORTH YARMOUTH TOWN CENTER**
**SITE ANALYSIS**
March 6, 2013
Landscape Architect’s Opinion of Probable Site Development Costs
NORTH YARMOUTH TOWN CENTER

Conceptual Master Plan
3/21/2013

**PHASE 1**

<table>
<thead>
<tr>
<th>QTY.</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>BASE COST</th>
<th>Volunteer</th>
<th>Fundraise</th>
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<tbody>
<tr>
<td>ADA TRAIL- WESTCUSTOGO TO CONF. CENTER</td>
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<td>Selective Pruning/Thinning to Create Viewshed</td>
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<td>75,000.00 $</td>
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<td>RT. 115 ENTRY DEFINITION/SIDEWALK &amp; VIEWSHED IMPROVEMENTS</td>
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<tr>
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<tr>
<td>Landscaping</td>
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<th>Fundraise</th>
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<td>OPEN SPACE AT RT. 9 ENTRANCE</td>
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<td>6,500.00 $</td>
<td>6,500.00 $</td>
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| SUBTOTAL SITE COST | $ 121,415.00 |
| 10% Contingency | $ 12,141.50 |
| 15% Survey/Design/Engineering/Permitting | $ 18,212.25 |

**TOTAL PROJECT COST**

| TOTAL PROJECT COST | $ 151,768.75 |

**NOTES:**

1. Estimate based on Conceptual Master Plan dated 3-8-2013
2. Pavement Quantities are based on the following:
   -Full box cut and construction for walkways
3. This Opinion of Cost does not include the following:
   -Stormwater Management
   -Site Utilities (Elec/Tel/CATV)
   -Blasting/Ledge Removal
4. Plan assumes no accessible Water Service in Rt 9 Corridor; Water Service shall be from Rt. 115