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 programing 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

Use Veteran’s Memorial Park landscaping to create a new gateway into the Town Center

Pedestrian bridge to create potential connection over Toddy Brook Gully
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
  - 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 / 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
- Town 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 Shoreland District and Natural Resource Protection Performance Standards apply to Toddy Brook
- Soils on site are well drained and consist of Windsor Loamy Sand
## 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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<td><strong>ADA TRAIL- WESTCUSTOGO TO CONF. CENTER</strong></td>
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<td>Selective Pruning/Thinning to Create Viewshed</td>
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<td>Allow</td>
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| **RT. 115 ENTRY DEFINITION/SIDEWALK & VIEWSHED IMPROVEMENTS** |
| Selective Pruning/Thinning to Create Viewshed | 1 | AC | $6,500.00 | $6,500.00 |   |
| Bituminous Sidewalk (5' Width) | 3,175 | SF | $5.00 | $15,875.00 |   |
| Loam and Seed- Mowed Areas | 160 | SY | $4.00 | $640.00 |   |
| Landscaping | 1 | Allow | $6,000.00 | $6,000.00 |   |

| **OPEN SPACE AT RT. 9 ENTRANCE** |
| Selective Pruning/Thinning to Create Viewshed | 0.33 | AC | $6,500.00 | $2,145.00 |   |
| Loam and Seed- Mowed Areas | 300 | SY | $4.00 | $1,200.00 |   |
| Landscaping | 1 | Allow | $6,500.00 | $6,500.00 |   |

**SUBTOTAL SITE COST** $121,415.00

10% Contingency $12,141.50

15% Survey/Design/Engineering/Permitting $18,212.25

**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