

TOWN OF YARMOUTH
COMPREHENSIVE PLAN STEERING COMMITTEE
REGULAR MEETING

June 27, 2023

7:00 PM, Town Hall Community Room, 200 Main Street, and via Remote Meeting

<https://meet.goto.com/451872165>

Join by phone: 1 (872) 240-3412, Access Code: 451-872-165.

AGENDA

- I. Review Meeting Summary from May 25 (5 minutes)
- II. Debrief Data Highlights Public Forum (45 minutes)
 - a. Discuss major themes and takeaways
 - b. Discuss subcommittee next steps
- III. Summer and Fall Engagement (45 minutes)
 - a. Discuss topics for fall listening sessions
 - b. Overview of summer popups and companion events
- IV. Summer Meetings (20 minutes)
 - a. July 25th Meeting
 - b. Joint Meetings with EDAB and CEES/YCAT
- V. Public Comment (5 minutes)
- VI. Adjournment



Erin Zwirko, AICP, LEED AP
E-mail: ezwirko@yarmouth.me.us

Tel: 207-846-2401
Fax: 207-846-2438

TOWN OF YARMOUTH
200 Main Street, Yarmouth, Maine 04096
www.yarmouth.me.us

To: Comprehensive Plan Steering Committee
From: Erin Zwirko, Director of Planning & Development
Re: Background for June 27, 2023, Steering Committee Meeting
Date: June 21, 2023

Please see the following notes to help you review and be prepared for the June 27, 2023, Steering Committee meeting. As a reminder, I will not be in attendance, but our co-chairs and Julie and Scott with support from Ben and Logan will manage the meeting. Please let me know if you have any questions.

Review Meeting Summary from May 2023

Attached is the May meeting summary from the Steering Committee's previous meeting for the Committee to review and approve. Please let me know if you have any revisions to the meeting summary.

Debrief Data Highlights Public Forum

Attached is the summary of feedback received at the Data Highlights public forum held on June 12th. The forum was also recorded and [can be accessed on the Town's YouTube channel](#). The Steering Committee will have time to discuss their takeaways and identify some themes that emerged from the session. As a reminder, community members who were unable to attend on June 12th can still participate by visiting: <https://www.planyarmouth.com/data-highlights>. We will be using similar materials for the summer pop up activities, so there are multiple ways to get people to participate in these activities in the short term.

The Steering Committee will also discuss how the results from the Data Highlights Forum will inform the work of the subcommittees. We have received some data from North Star Planning in the attached summary and more will come over the course of the summer engagement activities, but the goal is to have the subcommittees meet again by mid-summer, review the feedback received, and identify if there are any trends emerging that should be shared with the full Steering Committee that can inform the next stage of engagement.

"Our Latchstring Always Out"

Summer and Fall Engagement

Earlier in the process, North Star Planning shared the engagement plan with the Steering Committee, and we discussed potential topics for three listening sessions that would happen in late September and early October. The Town staff and North Star Planning met recently to debrief the Forum and discussed focusing on the following three topics:

- Housing with an added focus on Transportation;
- Economy with an added focus on Fiscal Capacity (taxes), Housing and Transportation; and
- Combined focus on Climate Change and Sustainability, Natural Resources and Open Space.

Upon reflection and understanding that these three sessions would lead to the Future Land Use Forum, we might suggest that holding these sessions in a specific order would create some context. We might suggest offering these sessions in the following order: Climate Change/Sustainability/Natural Resources/Open Space, then Economy, and last Housing. When we move toward the Future Land Use Forum, we will have identified values and priorities, and then the task will be to ask the community how to achieve these values on the ground. By doing so, we can then figure out action items.

We will be seeking agreement from the Committee on these three topics, so that we can put into motion plans for these sessions over the summer, including securing dates and venues.

Backing up the summer engagement, Julie will report on the summer pop up series and the companion events that the Department is planning in conjunction with other committees (town and otherwise). The companion events are Department led as these were not envisioned in North Star Planning's contract. The goal of the companion events is to create opportunities for the Department to receive indirect feedback on the various topics covered by the Comprehensive Plan but presented as collaborative learning experiences. Two action items for the Steering Committee members to be aware of:

1. **Summer Pop Ups:** Volunteers are welcome to participate in the summer pop up series (see attached calendar). In order to organize volunteers, please see this sign up so we know who to expect:
<https://www.signupgenius.com/go/10c084ca4a92ea4ffce9-comp#/>
2. **Companion Events:** Julie is seeking Steering Committee members who might want to participate in a Public Engagement subcommittee to help plan out and execute these events. See attached overview.

Summer Meetings

Based on the overall schedule, the staff and North Star Planning do not see a critical item that will need to be discussed at the July 25th meeting. The staff would like to offer either cancelling the meeting or holding the meeting and making it a social meeting (rather than a business meeting). We can find an alternative location to meet rather than Town Hall. Come with your calendar so we know who will be around in late July.

As mentioned at various times before, it appears that there is interest in a joint meeting with the Economic Development Advisory Board and a joint meeting with the Committee on Energy Efficiency and Sustainability and Yarmouth Climate Action Taskforce. Staff will work to schedule these meetings toward the end of the summer/early fall.

Public Comment

The Steering Committee meetings are open to the public, and as such, we will always reserve time at the end of the meeting for public comment.

I'm attaching an email received on May 22.

Other Notes

Congratulations to Karin on her election to the Town Council! Karin plans to remain part of the Steering Committee as the Town Council liaison, and I have notified the Town Manager and the Town Council that the vacancy will need to be filled. There were more candidates than required in the original call for members, so it is anticipated that the Town Council may appoint someone from that pool.

List of Abbreviations (Please feel free to add to this list as you come across abbreviations):

<https://docs.google.com/spreadsheets/d/1XNrocha-2zFR0ZVpAKwVFdjVEyy9rQXc2OZ94a5B330/edit?usp=sharing>

Attachments:

1. May 25, 2023 meeting summary
2. Summary of Comments Received at June 12th Event
3. Summer Calendar of Pop ups
4. Overview of Companion Events
5. Correspondence received, May 22, 2023

Yarmouth Comprehensive Plan Steering Committee (CPSC)

May 25, 2023

7:00 PM

Meeting Summary

Name	Attendance
John Auble	Y
Daniel Backman	Y
Crispin Bokota Bolese	Y
Emily Bryson	Y
Judy Colby-George	Y
Hildy Ginsberg, Co-Chair	Y
Miriam Markowitz	Y
Tim McGonagle	Y
Karin Orenstein	Y
Neena Panosso	Y
Todd Rich	Y
Bill Richards, Co-Chair	Y
Lynne Seeley	Y
Sophie Wentzell	Y
Jamie Whittemore	Y
Sarah Witte	N
Erin Zwirko, Planning Director	Y
Julie Dubovsky, Assistant Planner	Y
Ben Smith, North Star Planning	Y
Logan Capone, North Star Planning	Y

I. Review Meeting Summary from April

The Committee unanimously approved the meeting summary from April 25, 2023.

II. Review Inventory Chapters

As with previous chapters' reviews, the CPSC considered:

- What is important and valuable for the average Yarmouth citizen to know on each of these topics?
- Based on the community values and draft vision statement, what should the Town be doing with this information?

A. Economy

For Economy, Erin asked the CPSC to consider the following questions:

1. Can you determine whether the economy in Yarmouth is healthy? The CPSC discussed the definition of a "healthy economy" as one that serves the daily needs

of residents, employees/employers, and visitors, and attracts people at different times of the week and day. There was confusion around the accuracy of the data on business sectors, and employees and employers (which is extrapolated from the US Census and the North American Industry Classification System (NAICS)). Clarification is needed on the charts and in the text, and consideration of seasonal employment patterns.

2. Are there constraints to growing the economy in Yarmouth?

Several members felt that the chapter was lacking information on what is hindering that dynamic activity, such as the lack of commercial space or limited attractions in the evening. John offered insights from an origin-destination study that he'd compiled for a client, that showed mostly local and neighboring towns travel to Yarmouth for evening activities, not Portland. While the chapter highlights top employers, it does not highlight the small, locally-based businesses, which is part of the town's long-held desire to be a walkable community.

B. Land Use

For existing Land Use Erin asked the CPSC to consider the following questions:

1. What is surprising about the existing land use in Yarmouth?

The CPSC discussed the findings of the building permit map and how only 47% of development in the past 10 years occurred in the growth area. This appeared to be one of the surprising takeaways. Erin pointed out that the CBDC is still a work in progress and that there still hasn't been enough time or projects to tell whether it is working or not. Logan added that Camoin's market study, which is still in development, will also look at the different land use categories and analyze the vacant land, potential sites, and current constraints.

2. Can you determine whether the existing land use drives the existing conditions identified in the other inventory chapters?

The CPSC discussed how the historic pattern of town couldn't happen under the current zoning, even under the CBDC, and that this point should be noted in the chapter. A larger discussion about conveying the gravity of land use and zoning regulations and potential engagement strategies to connect the regulatory process to the landscape ensued. Suggestions included a map of land use changes over the past 20 years and reframing the "future development" section to show the cause and effects of zoning and constraints are. It was suggested that the current industrial zoning and suggested capacity for economic development there needs further analysis.

C. Fiscal Capacity

The committee considered Fiscal Capacity through the following questions:

1. Can you determine what the major constraints are to Yarmouth's fiscal capacity?

The CPSC discussed the general pattern of the general tax increases each year, in which 2/3 go to the school district, and that while there's enough capacity to carry more debt, it continues to grow. Several members asked that the chapter include the requested costs to support the needs, which Erin and Ben explained are included in the CIP and often are included in this chapter or the appendix. They clarified that the intention of the chapter is to give some sense of financial stability, anticipated costs to account for, and to determine if there's a buffer in case of unexpected needs.

2. What might be the greatest challenges in the next few years?

The committee discussed at length the importance of breaking down revenue and costs to illustrate the importance of long-term financial stability for the town. This included how housing and population diversity are directly related to this, and the challenge of framing this in terms of financial investment and not a judgement on how or where the town invests most heavily. A suggestion was to frame it as a question: How do we maintain a mixed community and what zoning and investment choices do we need to support that? Strategies to examine this more closely in the chapter included looking at the general obligation funds, new costs, and the uncontrolled costs (like health insurance), and an analysis on the repercussions of fiscal choices. Erin suggested also framing as binaries: sustainability and the tax base, or growth and maintenance. It was suggested that a comparative table be added to show how much the town is spending to maintain assets or postponing maintenance.

The next steps for North Star is to bring these drafts to the resident advisory committees for comment. They are also now publicly available on the [PlanYarmouth.com](https://planYarmouth.com) website. North Star anticipates making revisions to the chapters in response to public and steering committee comments in the winter.

III. Planning for June 12th Public Meeting

The CPSC reviewed the draft presentation for the evening and discussed activities and stations. It was noted to include other modes of interaction for attendees without smartphones and the importance of time for a traditional Q&A session. Print outs will be included as well, and the slide deck and presentation will be available afterwards online. Activity stations included the topic idea boards and the map station on new investment vs.

preserved lands. Bill suggested bringing the visioning statement to bridge between last year's work and this phase. Erin added that information on summer pop-ups will be shared so CPSC members can identify when they can participate too.

IV. Coordination with Climate Action Taskforce

Erin relayed the discussion with the Climate Action Plan team, which includes new staff member, Meddy Smith, and the team from the Greater Portland Council on Governments (GPCOG). Similarly, to the CP timeline, they are continuing to gather data this summer, leading into the climate action plan drafting in late summer/fall. The CP and Climate Action Plan teams are coordinating to share the baseline/existing conditions information and will regroup mid-summer to discuss integration in more details. Additional engagement is anticipated in the early fall to discuss strategies, actions, and implementation. The goal is to have the Climate Action Plan adopted by the Town Council before the end of 2023.

V. Public Comment

None received. There were no members of the public in attendance.

VI. Adjournment

Data Highlights Workshop: What We've Learned Summary Report

The Data Highlights: What We've Learned Public Workshop for Plan Yarmouth took place on June 12, 2023, from 6PM to 8PM at the American Legion Log Cabin in Yarmouth, ME.

More than 33 attendees (+10 CPSC Members + Town staff, & project team) participated in the presentation and activities.

This is a summary report of the feedback received at the workshop (in-person on June 12). The comments from the Idea Boards are summarized below and the mentimeter results are attached.

Attachments

1. Idea Boards (scanned) & Mentimeter results
-

Population & Demographics

Desire to foster inclusivity and a more racially and economically diverse population. Interest in attracting immigrants and supporting their integration into the community. Concerns about slow growth and school capacity.

History and Archaeological Resources

Desire to raise awareness of Wabanaki History through signage, and educational programs, and to include a land acknowledgment in the plan. Protect the historic character of the village.

Housing

Evaluate zoning to allow for more multifamily housing and affordable housing options. Support for multi-family housing, apartments, ADUs, and adopting sustainable building practices. Explore & discuss demand and actual housing needs. New housing should be located along Route 1.

Transportation

Importance of public transportation options, such as the Breez bus service, with potential for EV shuttles and commuter rail. Desire for expansion of bike/ped trails and open space connections, EV parking stations, and collaboration with Greater Portland for improved transportation.

Recreation

Desire for increased public access to the ocean and river (Madeline Point opportunities) and development of small neighborhood parks. Underutilized resources include the community garden and Frank Knight Forest.

Public Facilities and Services

Concerns about drinking water quality and contamination. Support for youth programs, public safety training, and Interest in assessing Pay as you throw and promoting recycling and waste reduction efforts.

Economy

Focus on attracting businesses to expand the tax base. Interest in family entertainment businesses, attracting small businesses and shops, restaurants & cafes. Explain employment figures relative to county population.

Natural & Water Resources

Concerns about water quality and the need for the protection of rivers and oceans. Potential for job creation or funding for water management. Desire to remove dams and protect Casco Bay. Underprotected resources include the Royal River and wildlife habitats.

Marine Resources

Advocacy for dam removal. Concerns about Historic Society and pollution of Royal River.

Existing Land Use

Focus on growth within the designated growth areas and discourage sprawl. Consideration of densification and infill development while preserving open space. Support for mixed-use development and allowing ADUs to minimize impacts on conservation areas.

Fiscal Capacity

Interest in expanding the commercial tax base. Recognition of efficient budget management.

All Input per Category

Population

- “Hoping for a more racially & economically diverse population - so that Yarmouth is recognized as welcoming & inclusive in its diversity” (+1)
- “Emphasize slow growth so far, and slow increase in school children; therefore no need for alarm bells”
- “Want to ensure our schools can handle the growth being discussed”
- “Town is old and rich & # of people 30-49 has dropped 2011-2021”
- “How can we encourage immigrants to move + work + start businesses in Yarmouth?”

Historic & Archeological Resources

- “Yarmouth residents become aware of Wabanaki history thru signage, community programs, and Wabanaki studies adopted in school curriculum, and there is African American History here too.” (+1)
- “Yarmouth residents become aware of the contributions enslaved people made to its development. Same for the BIPOC people who have lived and worked here overtime.”
- “Reword the value statement mentioning “settlers” to something that begins with the first settlers”
- “Would be good to have a land acknowledgment statement” (+3)
- “Increase signage + acknowledgments”
- “Protect the village, don’t have infill everywhere”

Housing

- “Would like to see more land use zones that allow multi-family housing.” (+4)
- “If we want to have a town population which allows variety in income, we must have some housing which is affordable if one is in a lower income bracket.” (+2)
- “Support multifamily housing and apartments that are affordable for new mainers & young families” (+2)
- “Think its important to preserve owner-occupied ADUs”
 - “Allow non-owner occupied ADUs!”
- “Need all types of multi-unit, including below market, multi-generational, and ADUs” (+1)
- “Would be great to see Yarmouth adopt the stretch code & move towards Net Zero new building.”
- “What is the actual housing need? Do we want to build apartments just to fill the category of real estate offerings or does the right single-family development solve the problem? Apartments don't seem in keeping with Yarmouth”

- “Allow ancillary dwellings (1,2, or even 3 per lot)”

Transportation

- “Great that Breez exists - important to provide public transportation option”
- “Although I am now retired, I used the Breez bus to commute to Portland for 2 years, because my company lost all of its parking. I found it very convenient.”
- “More trails for bike community to Portland + other nearby towns”
- “More EV parking stations” (+1)
- “Transporation will be key link to Portland + other towns -> maybe EV shuttles?” (+1)
 - “Would love a train to Portland, commuter rail”
- “w/ 28 of the town commuting to Portland, increasing Breez ridership seems worthwhile”
 - “Probably needs to be combined with more EV incentives”
 - “Could work with Greater Portland to help create more transportation throughout southern Maine”

Recreation

- “More public access to the ocean”
 - “Yes! This one needs to be discussed as part of the Madeline Point project.”
- “Encourage multiple neighborhood small parks. We need a dog park such as was once considered in the fenced site along the Royal River (earlier coated electrical line poles)”
- “Research the town of Salida, Colorado. They have developed their river brilliantly and made it the draw for the town.”
- “I live next to the Community Garden & Frank Knight Forest - I believe this is underutilized”
- “Include outdoor showers @ river access + at ocean”
- “Improve launch + entry access to river + oceanfront”
- “Yarmouth has great ped/bike trails through town - build on this network!”

Public Facilities & Services

- “Is the drinking water source for Yarmouth protected from contamination?”
- “I would love to know the impact of the Pay-as-You-Throw. I am hoping that more people are recycling.”
- “Start youth programs to encourage training + volunteer for public safety”
- “How can we increase use of municipal space?” /create more

Economy

- “Businesses for family entertainment and jobs for young & old”
- “We need to move businesses to offset residential taxes”
- “3% of all jobs in the county, what % in our population of county?”

Natural & Water Resources

- “What do we need to do to keep Yarmouth’s water quality at class B?”
- “How can water quality + protection be a source of jobs ? /source of funding for those jobs?”
- “Really hoping to get rid of the dams! Free the Royal!”

Marine Resources

- “Take down the dams!”
 - “At least the Historical Society which directly contributed to the high e-coli a couple years ago.”
- “The water of Casco Bay! We have a significant % of Casco Bay Shoreline, & we have a responsibility - the Bay is under stress - sprayed on insecticides + fertilizers - & grow to water’s edge - are not good!”

Existing Land Use

- “Re-emphasize (focus) growth in designated growth area and disincen sprawling pattern into the RR - look at Hinesburg, VT code!”
- “It seems that the designated growth area is already pretty densely built up.”
- “The village still has space for densification while keeping open space”
- “Allow more ancillary dwellings as a way to expand without major impact to conservation regions / current woodlands”
- “More mixed-use development - housing with commercial/ retail”

Fiscal Capacity

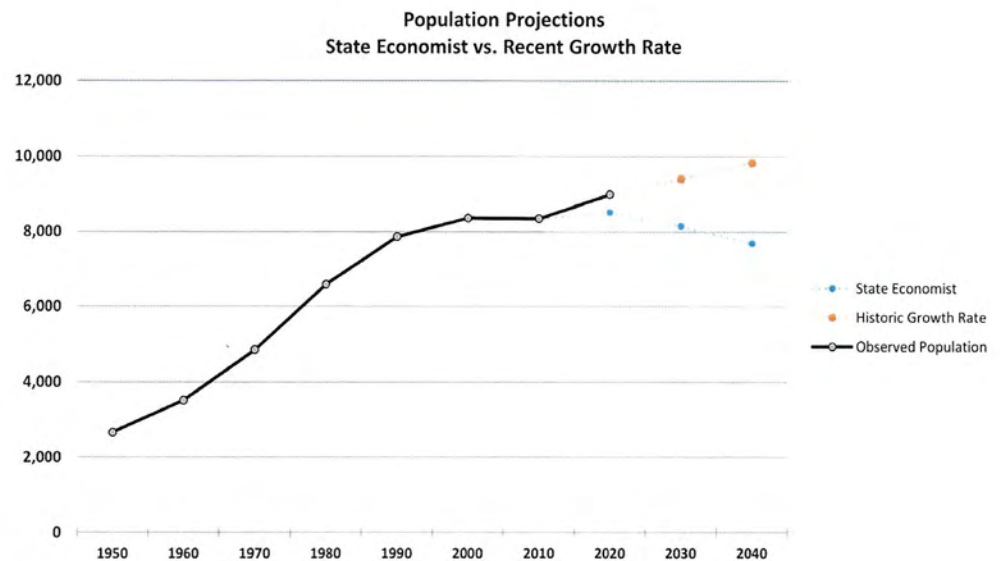
- “How can we increase commercial tax base?”
- “I feel the town manages its budget quite efficiently.”

Your Ideas: Population



Data Highlights

- Yarmouth has experienced slow population growth over the past 30 years.
- The population is increasing in school-age children and adults over the age of 50.
- The median age is 49.4.
- Median household income in Yarmouth is \$104,275, higher than Cumberland County and Maine averages.
- The Maine State Economist projects Yarmouth's population will decrease over the next 20 years.
- A population projection based on actual historic data shows a gradual population increase.



Hoping for a more
racially & economically
diverse population -
so that Yarmouth
is recognized as
welcoming & inclusive
in its diversity.

+1

emphasize
slow growth
so far
and slow down
in school
children -
or need for
alarm bells

Want to ensure
our schools
can handle
the growth
being discussed

Town is
old & rich
+
of people
30-49 has
dropped 2011-
2021

how can we
encourage
immigrants to
move & work &
start businesses
in Yarmouth?

Share your ideas here

Your Ideas: Economy



Data Highlights

- Yarmouth has an active village center and is known for its high quality of life and quintessential Maine charm.
- Yarmouth has seen a positive change in job growth over the past decade, from an approximate total of 3,500 jobs in ~350 businesses in 2009, to 6,200 jobs in ~750 businesses in 2022.
- Yarmouth faces many of the same challenges as the region: persistent rising inflation and cost of living, lack of affordable housing and childcare, and a limited labor supply.

Town of Yarmouth Commuter Flows, 2019

	Count	Share
Workers		
Employed in Yarmouth, living out of town	3,577	85%
Employed and Living in Yarmouth	610	15%
Total Workers	4,187	100%
Residents		
Living in Yarmouth, working out of town	3,313	85%
Living and working in Yarmouth	610	16%
Total Residents	3,923	100%

Source: US Census OnTheMap

Businesses for family entertainment and jobs for young & old.

We need more businesses to offset residential taxes

30% of jobs in the County, what % is our population of County?

Share your ideas here

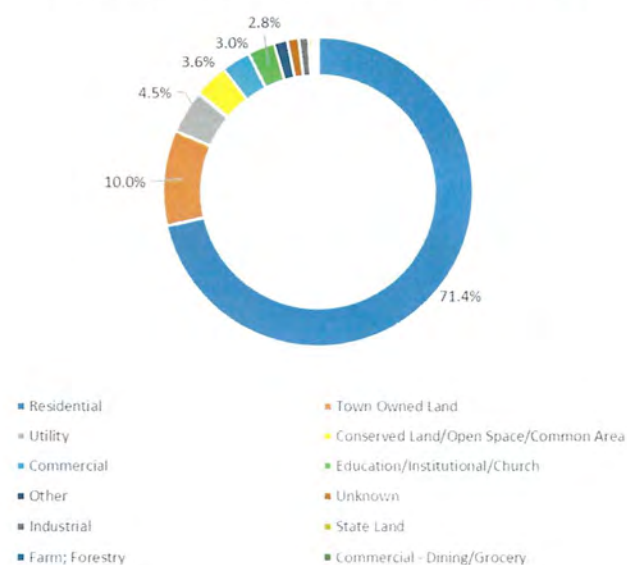
Your Ideas: Existing Land Use



Data Highlights

- Yarmouth has 17 zoning districts and 2 overlay zones.
- Most residential construction in town occurred between 1960 and 1990.
- Nearly 90% of new development over the last 10 years has been single-family residential located outside of the Village Center.
- From 2012 and 2022, Yarmouth issued 231 permits for residential homes and 12 for commercial development.
- The adoption of the Character Based Development Code was integral to implementing the 2010 Comprehensive Plan's Future Land Use Plan.

Yarmouth Land Use As Percent of Total Land Area 2022



Re-emphasize (focus) growth in Designated Growth Area and dis-incent sprawling pattern into the RR Look @ Hinesburg VT code!

It seems that the designated growth area is already pretty densely built up.

the village still has space for densification while keeping open space

MORE MIXED USE DEVELOPMENT - HOUSING WITH COMMERCIAL/RETAIL

allow more ancillary dwellings as a way to expand without major impact to conservation regions/ current woodlands

Share your ideas here

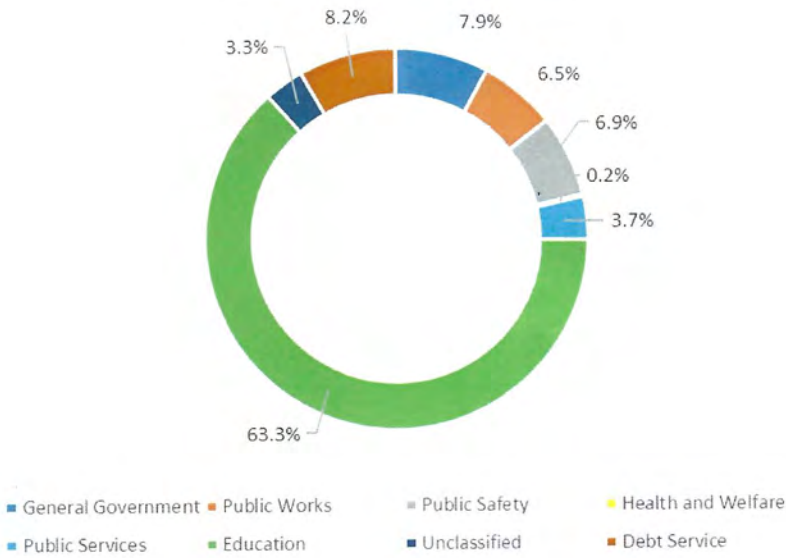
Your Ideas: Fiscal Capacity



Data Highlights

- Nearly 60% of Yarmouth’s revenue in 2022 was generated from property taxes.
- Total expenditures have increased by 34% between 2016 and 2022.
- Education is the most significant town expense.
- The Town’s total outstanding debt in 2022 was \$75,554,864, mostly from general obligation bonds.
- Yarmouth’s debt is considerably lower than the town’s debt limit of \$200 million.

Yarmouth Expenditures 2022



how can we
increase
commercial tax
base??

I feel the Town
manages
it's budget
quite efficiently.

Share your ideas here

Your Ideas: Historic & Archaeological Resources



Data Highlights

- Wabanaki people inhabited the Yarmouth area beginning around 11,000 BCE.
- Yarmouth retains a large number of the historic buildings and structures in villages established in the late 18th and early 19th centuries.
- Yarmouth has 38 prehistoric archaeological sites on the shorelines of Casco Bay and the Royal River.
- 11 properties in Yarmouth are listed on the National Register of Historic Places.
- Yarmouth has 3 local historic districts.
- The 2010 Comprehensive Plan's strong focus on historic preservation led to the adoption of the Historic Building Alterations and Demolitions Ordinance and the Historic Preservation Advisory Ordinance.

Yarmouth residents
become aware of
Wabanaki history thru
signage, community
programs, Wabanaki
media adopted in
school curriculum
and there is African American
history here too.

agree

WOULD BE GOOD TO
HAVE A LAND
ACKNOWLEDGEMENT
STATEMENT

Agree agree

Reword the VALUE
STATEMENT MOTIVATING
"SETTLERS" TO SOMETHING
THAT BEGINS WITH THE FIRST
SETTLERS.

Yarmouth residents
become aware of the
contributions enslaved
people made to its development.
Name for the BIPOC people
who have lived + worked
here over time.

increase
signage +
acknowledgements

Protect the
Village, don't
have in fill
everywhere

Share your ideas here

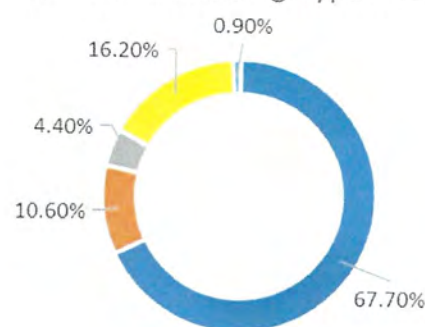
Your Ideas: Housing



Data Highlights

- In 2022, the median home price in Yarmouth was \$815,000, a 201% increase from 2010.
- Median home price is increasing faster in Yarmouth than in other communities.
- 84% of households in Yarmouth cannot afford the median home price.
- In 2021, 25% of homes were renter-occupied, compared with 28% in 2010.
- The Town's Zoning Ordinance currently restricts the development of multifamily housing in some zones.

Yarmouth Housing Types 2021



■ Single-Family Detached ■ Single-Family Attached ■ 2 Units
■ Multi-Family ■ Mobile Home

Support multi family housing and apartments there are affordable for new mothers & young families.

+ | +

Think it's important to preserve owner occupied ADU's

Need all types of multi-unit including below market, multi-generational, ADUs

+ |

WOULD BE GREAT TO SEE YARMOUTH ADAPT THE STRETCH CODE & MOVE TOWARDS NET ZERO NEW BUILDING.

allow non owner occupied ADU'S !

Would like to see more Land Use Zones that allow multi-family housing.

YES!

+ |
+ |
+ |

Allow accessory dwellings

(1, 2, or even 3 per lot)

WHAT IS THE ACTUAL HOUSING NEED? DO WE WANT TO BUILD APARTMENTS JUST TO FILL THE CATEGORY OF REAL ESTATE OFFERINGS OR DOES THE RIGHT SINGLE FAMILY DEVELOPMENT SOLVE THE PROBLEM? APARTMENTS DON'T SEEM IN KEEPING WITH YARMOUTH.

If we want to have a town population which allows variety in income, we must have some housing which is affordable if one is in a lower income bracket.

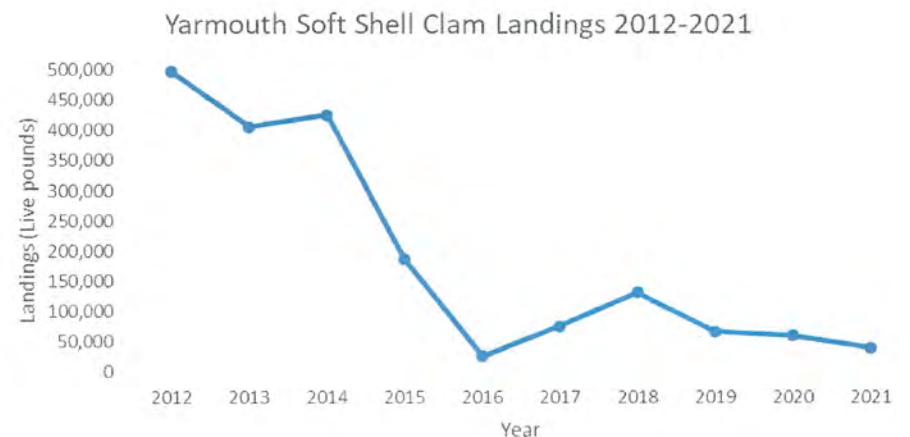
+ | + |

Your Ideas: Marine Resources



Data Highlights

- Important marine habitats within Yarmouth include eelgrass beds, tidal waterfowl and wading bird habitat, and salt-hay saltmarsh.
- Water quality monitoring has revealed high levels of bacteria and nitrogen, resulting in closures and conditional restrictions for some of Yarmouth's shellfish beds.
- Previously highly harvested species such as softshell clams have declined in recent years, while other sectors such as aquaculture are on the rise.
- The Town is working on several improvements to marine water access and parks to meet the goals of past planning efforts.



at least the Historical Society one
which directly contributed to the high ecol:
a couple years ago

TAKE DOWN THE DAMS!

The Water of Canso Bay! - We have significant %
of Canso Bay shoreline, & we have a responsibility -
the Bay is under stress - sprayed on insecticides
& fertilizers, & gran to water's edge are NOT GOOD!

Share your ideas here

Your Ideas: Natural & Water Resources



Data Highlights

- Yarmouth maps and monitors invasive plant species and is actively managing their presence at several locations.
- All surface waters in Yarmouth are classified as Class B (high water quality.)
- Groundwater water quality is generally good.
- The Town plans to update several protections, including the Floodplain Management Ordinance to incorporate updated FEMA maps, and the addition of Low Impact Development requirements.
- Erosion and sedimentation controls have been strengthened in several recent ordinances.
- Studies have been conducted to improve fish passage on the Royal River, efforts which are now being led by the Army Corps of Engineers in partnership with the Town of Yarmouth.
- In 2021, Yarmouth had 156 acres enrolled as Farmland and 10 acres as Tree Growth. Since 2009, the number of parcels enrolled as Farmland has increased, while Tree Growth has remained the same.

What do we need
to do to keep
Yarmouth's water
quality at Class B

how can water
quality + protection
be a source of
jobs? / source of
funding for those
jobs?

Really hoping
to get rid of
the dams!
Free the Royal!

Share your ideas here

Your Ideas: Public Facilities & Services



Data Highlights

- School enrollment is increasing.
- The Yarmouth Water District plans to replace aging water mains and meters.
- The Wastewater Treatment Plant needs upgrades to two pump stations and the treatment plant on Cousins Island.
- Residential property owners are responsible for the maintenance of their septic systems.
- The "Pay As You Throw" program helps increase recycling rates, offset disposal costs, and pay for needed upgrades to the transfer station.
- Police calls have increased over the last several years, and are increasing for mental health and substance use support.
- Recruitment is a challenge for Fire-Rescue and the Police Department.

Is the drinking water source for Yarmouth protected from contamination?

Start youth programs to encourage training + volunteer for public safety

I would love to know the impact of the Pay as You Through. I am hoping that more people are recycling.

how can we increase use of municipal space?

Slack create more?

Share your ideas here

Your Ideas: Recreation



Data Highlights

- Yarmouth offers residents access to parks, open spaces, trails, and youth and adult programs managed by Yarmouth Community Services (YCS) staff and volunteers.
- YCS maintains 677 acres of open spaces and 27.85 miles of urban, rural, and riverside trails.
- Yarmouth has a mix of facilities for recreation and leisure that are well distributed throughout the Town.
- The public has access to the Royal River, Cousins River, and Casco Bay.
- Some recreation facilities are underutilized and are undergoing planning and redesign.

more public
access to
ocean

Yes! This needs
to be discussed as part
of the Madeline Pt project

Encourage multiple
neighborhood small
parks. We need
a dog park such
as was once considered
in the COA site ~~where~~
fenced
along the Royal River
(earlier coated electrical
line poles)

Research the
town of Salida
Colorado. They have
developed their River
Brilliantly and made
it the Draw for the
town.

I live next to
the Community
Garden & Frank
Knight Forest - I
believe this is
underutilized -

include outdoor
showers @
river access +
at ocean

improve launch
+ entry access
to River +
oceanfront

Yarmouth
great ped
trails through
town - build on
this network!

Share your

Your Ideas: Transportation



Data Highlights

- 87% of Yarmouth residents commute for work.
- The percentage of people working from home has increased from 6% in 2010 to 15% in 2021.
- Traffic congestion is an issue on Portland Road to Route 1 and Route 1 over East Main Street.
- The intersection of Route 1 and Spring Street, and the intersection of Route 1 and I-295 Northbound ramp are high crash locations.
- A 2018 Parking Study found parking downtown is adequate, with parking demands shifting through the day.
- The Greater Portland METRO Breez service has express bus stops in Yarmouth.
- A 2018 sidewalk audit identified needed improvements, to be addressed through Public Works capital planning.
- Current bicycle infrastructure in Town is limited.
- The Town adopted a Complete Streets Policy in 2015 and established the Complete Streets Advisory Committee.
- The trail network in Yarmouth is significant and continues to expand.

Great Met Breeze exists - important to provide public transportation option.

Although I am now retired, I used the Breeze bus to commute to Portland for 2-yrs. because my company lost all of its' parking. I found it very convenient.

TRAIN TRACKS WILL BE KEY LINK TO PORTLAND + OTHER TOWNS

↳ maybe EV shuttles?

+ I WOULD LOVE A TRAIN TO PORTLAND, COMMUTER RAIL

more trails for bike commuting to Portland + other nearby towns

MORE EV CHARGING STATIONS

↑ + 1

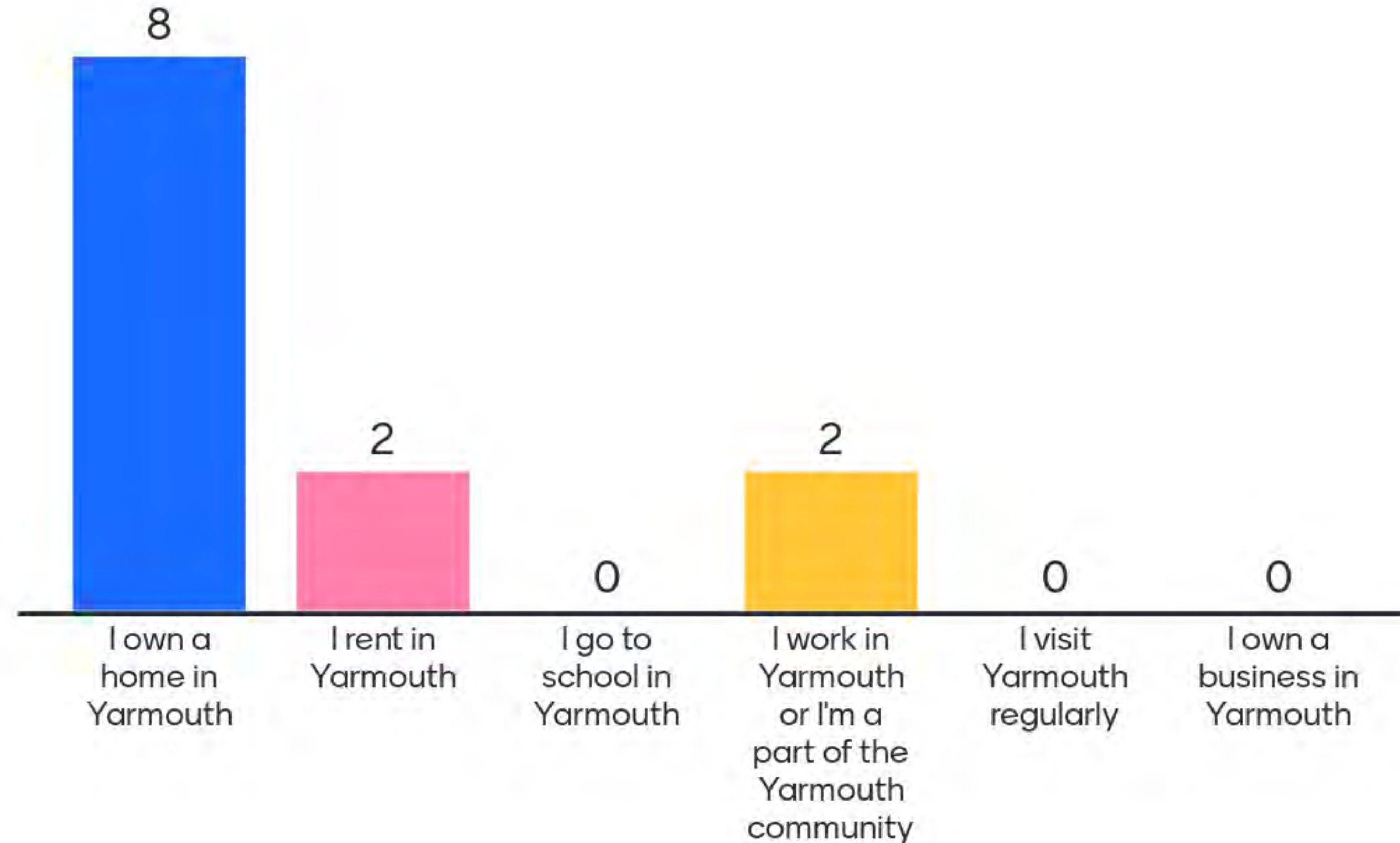
w/ 28% of the town commuting to Portland, increasing BREEZ RIDERSHIP SEEMS WORTHWHILE

PROBABLY NEEDS TO BE COMBINED w/ MORE EV INCENTIVES

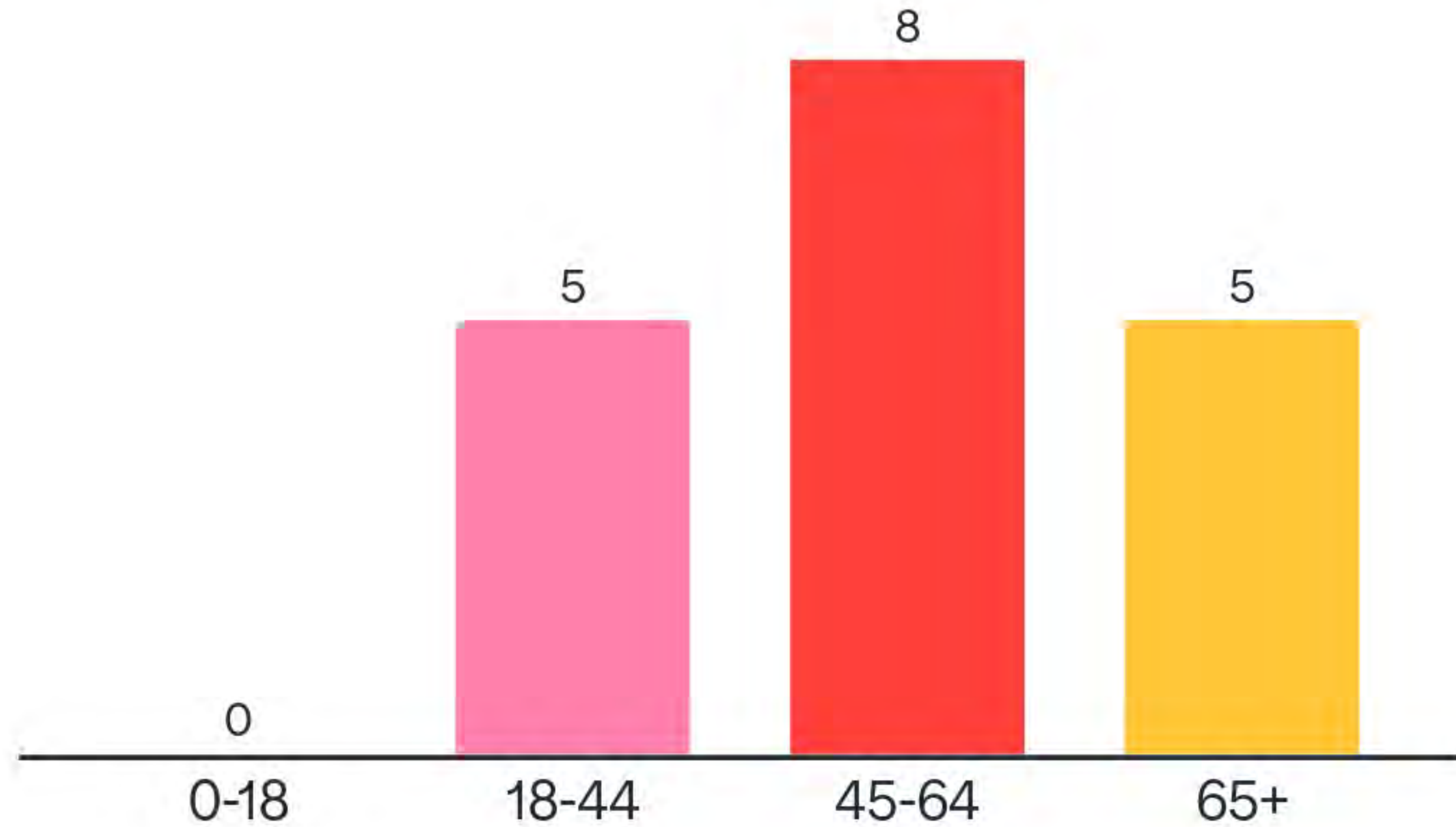
could work w/ greater portland to help create more transportation throughout S. Maine

Share your ideas here

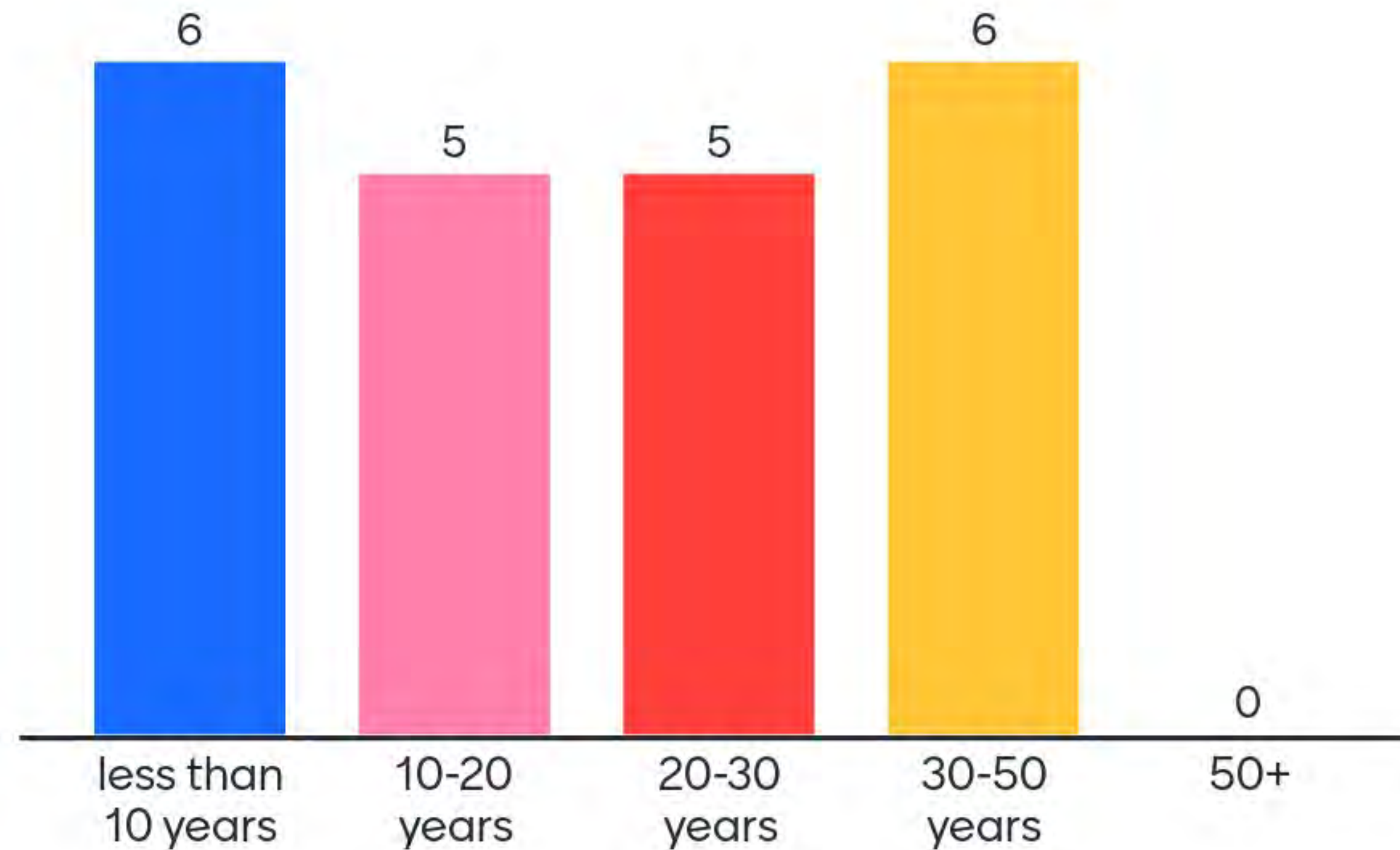
Which of the following best applies to you?



What is your age group?



How long have you lived, worked, or attended school in Yarmouth?



What is missing from the Values Statement?

18 Answers

Accessibility

Economic diversity

Looking forward?

Economic development

Civil discourse

Reference to all the history of this place before "settlement"

Political Diversity on our committees

An embrace of economic and other types of diversity as a source of strength and resilience.

I didn't know there was going to be a quiz

What is missing from the Values Statement?

18

Answers

"Settler history" is not inclusive of the hundreds of years when Wabanaki people were here. Please attend to this

Economic justice

Stewardship

Involving all ages in integrated activities and spaces
Easy access to natural environment enjoyment

Connection to the region around it

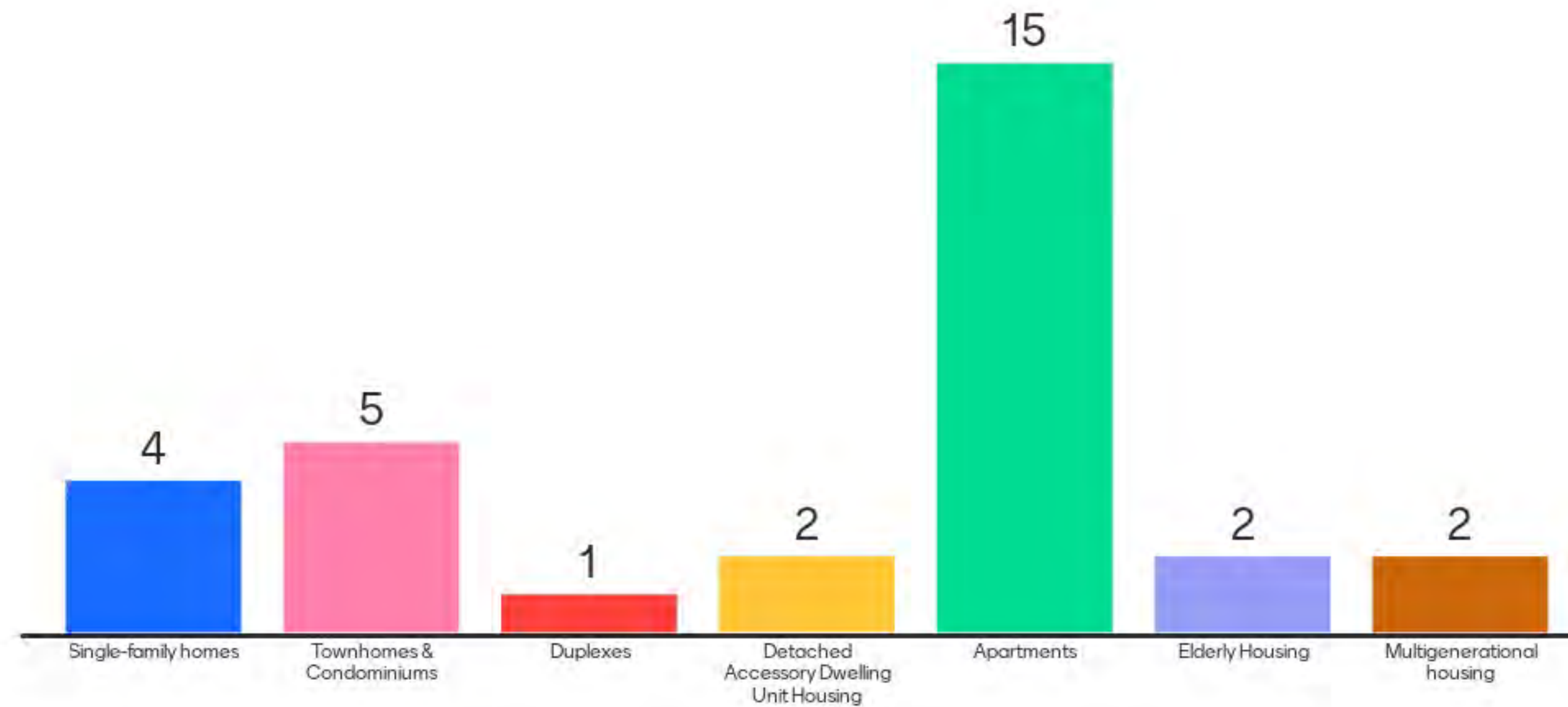
Diverse housing choices

Lgbtq

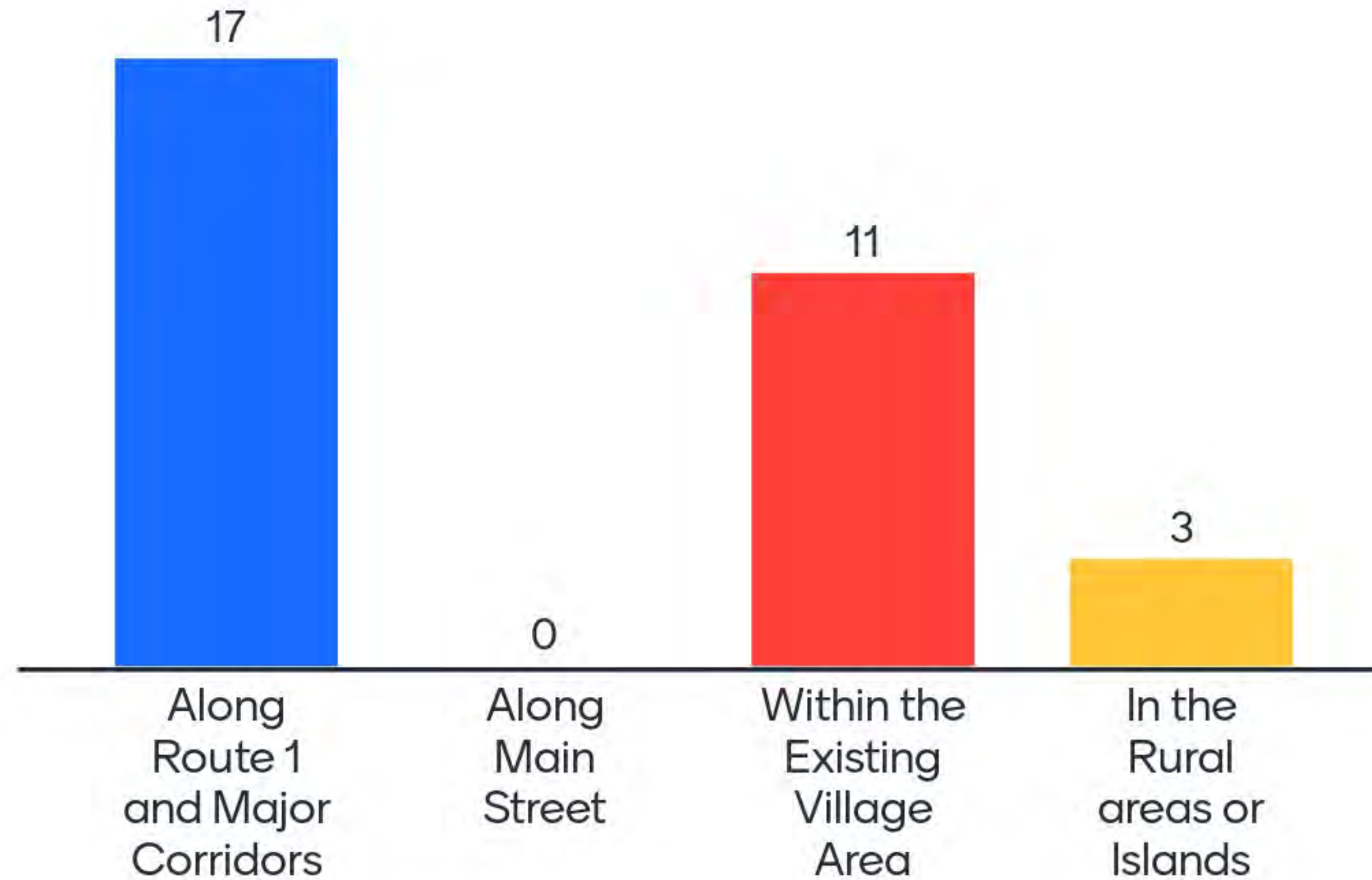
The schools are a big draw, both public and private. It seems that "free range children" has been a phrase mentioned in connection with this. It's about 1 tier below the level of phrases you're using.

What is missing is a hard look at the adverse results of the Covid policies the town implemented.. We ALL want a healthy and clean environment.

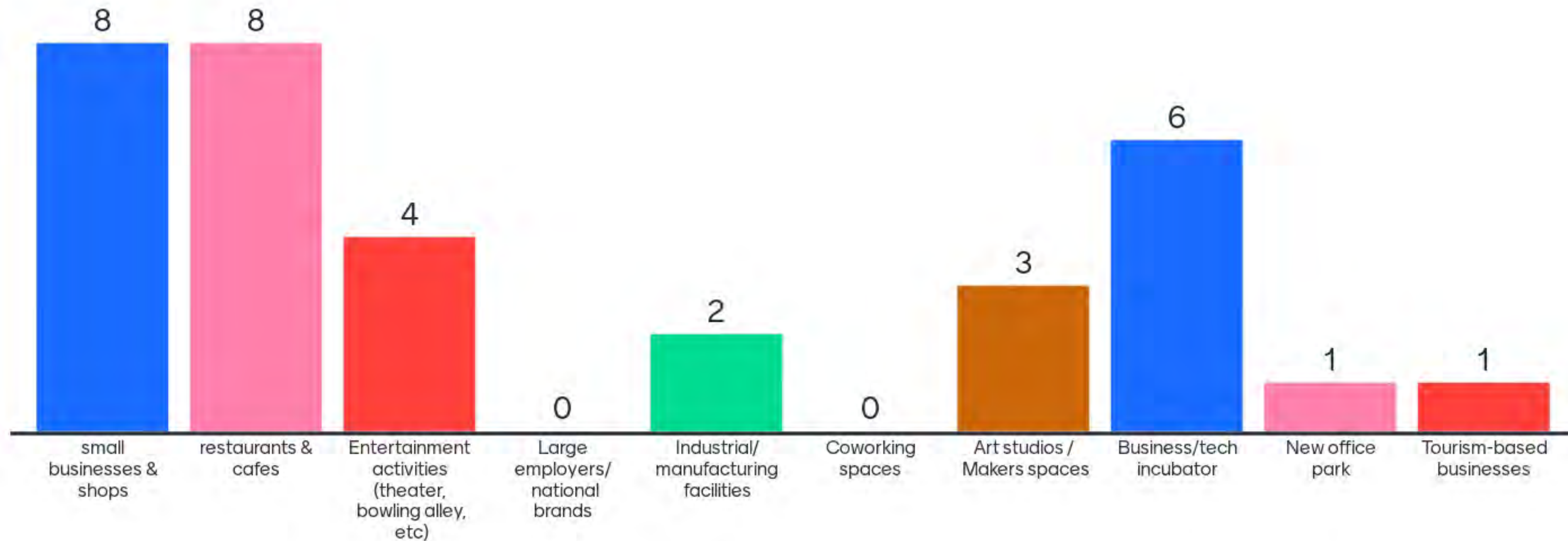
What type of housing is needed in Yarmouth?



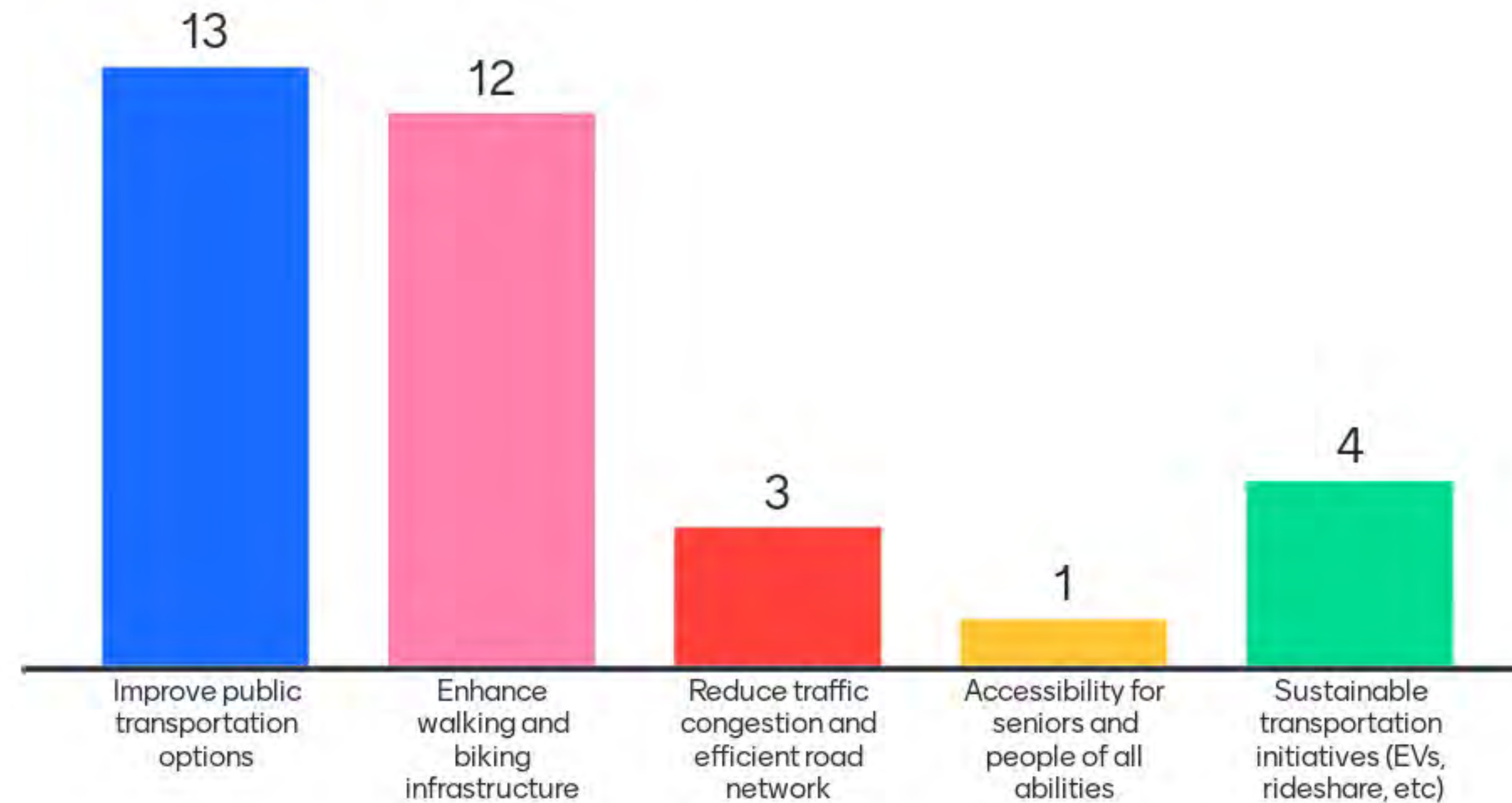
Where should new housing be in Yarmouth?



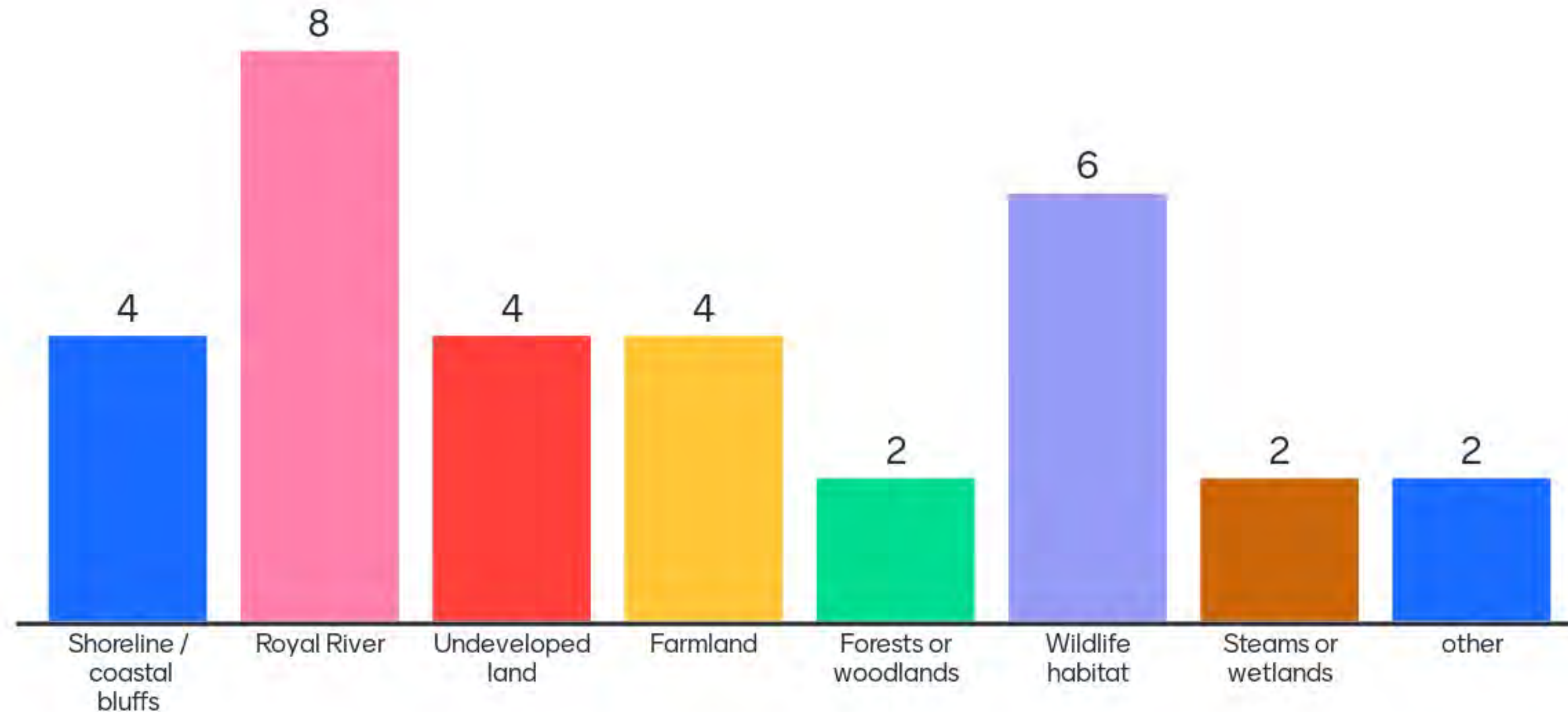
What type of new businesses would you like to see in Yarmouth?



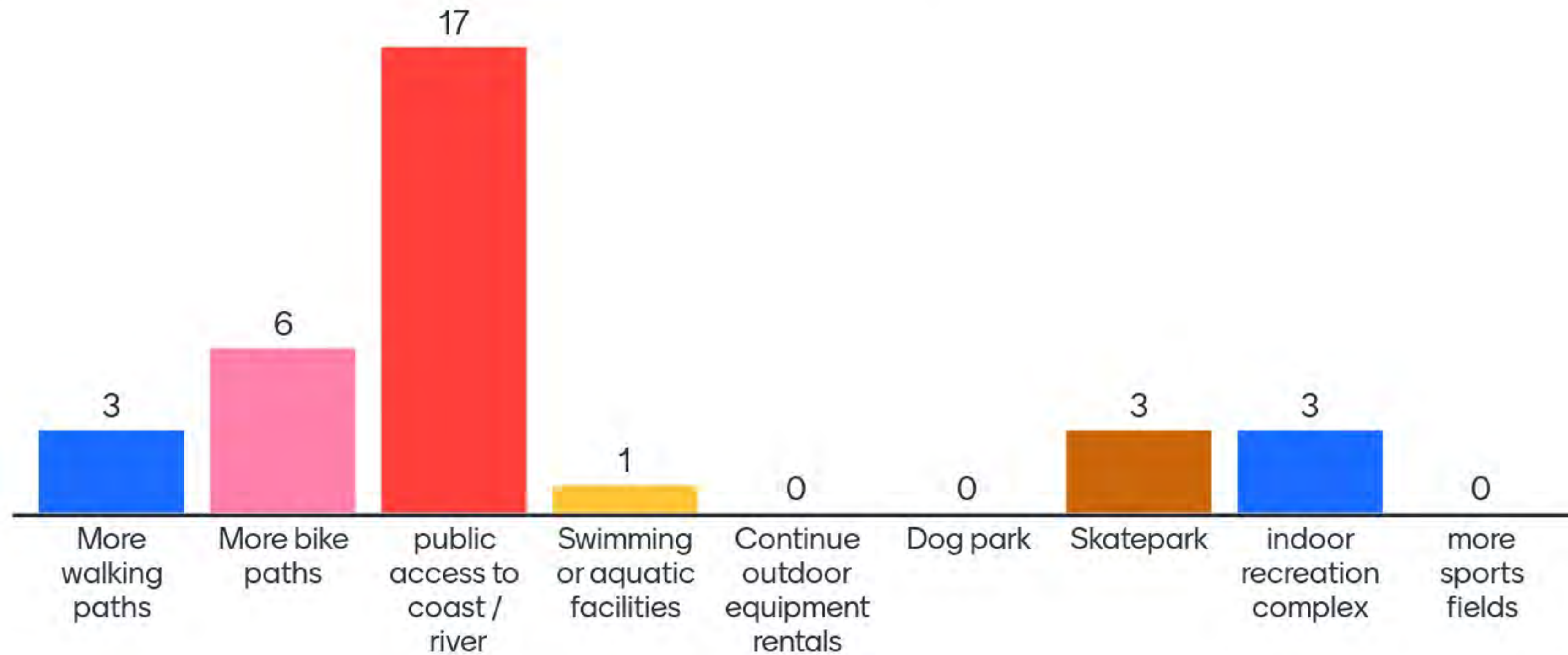
Which of the following transportation priorities do you believe would have the greatest positive impact?



Are any of the following vulnerable or unprotected natural resources in Yarmouth?



What can the Town do to improve access to open space and recreation facilities?



PLAN **YARMOUTH**

Community Engagement Calendar Summer 2023



www.planyarmouth.com

Visit our website to learn more and get details on
upcoming events.



Fall 2022
Visioning Outreach



Summer 2023
Pop-ups



Fall 2023
Listening Sessions



Spring 2024
Plan Open House

June 15, 10-11AM	YCS Coffee with Community 20 Mill Street Community Center
June 22, 3-6PM	Yarmouth Farmers Market 1 Railroad Square
June 24, 5-7PM	Brickyard Hollow 236 Main Street
June 30, 11AM-1PM	Merrill Memorial Library: Storytime & Silver Circus 215 Main Street
June 30, 7:30PM	Royal River Park Movie Night 111 E Elm Street
July 12, 10:30AM-12:30PM	Royal River Park Daytime Concert 111 E Elm Street
July 14, 10AM-12PM	Food Pantry First Parish Church, 116 Main St
July 17, 10AM-12PM	Merrill Memorial Library: Little Roots Concert 215 Main Street
July 20, 3PM-6PM	Yarmouth Farmers Market 1 Railroad Square
July 21	Clamfest 305 Main Street
July 24, 11AM-1PM	Clayton's Cafe 447 US-1
July 28, 1:30-3:30PM	Concert @ 317 Main Community Music Center 317 Main
August 2, 5:30PM	Concert @ Royal River Park 111 E Elm St
August 8, 10AM-12PM	Food Pantry First Parish Church, 116 Main St
August 15, 2PM-4PM	Merrill Memorial Library: Technospresso Event 215 Main Street
August 24, 3PM-6PM	Yarmouth Farmers Market 1 Railroad Square



DESCRIPTIONS OF POTENTIAL COMPANION EVENTS TO THE COMP PLAN

1. Visualizing Density – A walking tour of "visualizing density" in Yarmouth by visiting ADUs and two-three units in the historic districts, and stacked multi-family at Bartlett Woods, and learning about the historic development pattern of the town.

- Potential Collaborators: Yarmouth Affordable Housing Committee, CPSC Housing and Land Use subcoms, Yarmouth Historic Preservation Committee and the Yarmouth History Center

2. Connecting Rural Roadways - A bike tour in collaboration with Parks & Lands or a bike tour of North Rd w/kids and families to illustrate importance of rural road infrastructure

- Potential Collaborators: Yarmouth Bike and Ped Committee, CPSC Transportation and Recreation subcoms, PTO

3. Where Do All the WFH Go? - A WFH meet-up at the new coffee shop (Delorme Café or Cup of Joes) to learn about their infrastructure needs\

- Potential Collaborators: EDAB, CPSC Economy subcom, Chamber of Commerce, Live + Work Maine

4. Trivia Night - Collaborate with Yarmouth History Center on history of Yarmouth trivia night at Brickyard

- Potential Collaborators: Yarmouth Historic Preservation Committee + Yarmouth History Center

5. Guided Nature Tour of Riverfront Woods Preserve - A guided natural walking tour of the new Riverfront Woods Preserve and promotion of new universally ADA accessible path

- Potential Collaborators: YCS, Yarmouth Parks and Lands Committee, CPSC Recreation and Natural Resources subcoms

6. Edible Main St & Beyond - Farmers Market Food Tasting or a tour of local agricultural uses (chickens, Greely Farm, community garden) and tie into Edible Main Street event

- Potential Collaborators: EDAB, Yarmouth Farmers Market, Yarmouth Community Garden, CPSC Agriculture and Forestry subcom (combined w/Land Use?)

7. Open House Yarmouth – an open house infrastructure tour day at different public facilities in Yarmouth, such as Waste Water, Library, Waste Transfer Station, etc.

- Potential Collaborators: Yarmouth Recycling Committee, CPSC Public Facilities and Services subcom, CEES

8. Energy Efficient Homes Tour – Learn about making older homes and new homes energy efficient and reducing carbon emissions.

- Potential Collaborators: CEES, YCAT, CPSC

DESCRIPTIONS OF POTENTIAL COMPANION EVENTS TO THE COMP PLAN

9. Imagine Yarmouth – A arts n crafts placemaking exercise to reimagine public spaces in Town

- Potential Collaborators: Yarmouth Arts Alliance and Public Arts Committee, CPSC Public Facilities and Services subcom, YCS

10. Virtual Scenario Planning – use new virtual games to learn about scenario planning for future land use

- Potential Collaborators: Yarmouth Planning Board, CPSC

ADDITIONAL IDEAS IN DEVELOPMENT

- Youth specific events
- Dine/Shop Local w/re-branding effort
- Aging in Place
- Connecting with new Mainers
- Waterfront related

DRAFT

Erin Zwirko

From: Edward F. Libby <Ed_Libby@msn.com>
Sent: Monday, May 22, 2023 5:46 PM
To: Erin Zwirko
Subject: great slide show on housing crisis in Cumberland County

Erin,

This slideshow is a work in progress to become part of a new GPCOG website soon to be launched. It was shared with me by Abe Dailey, the Senior Data Analyst in their Planning Department. I found it compelling and easy to understand.

I think this would be a great piece for our Town Council, Planning Board, Affordable Committee, and Comp Plan committee to see and understand to help guide any upcoming housing policy. Those are the intended audiences as Abe says below and I highlighted in yellow.

"One component of this strategy is a website that will be a central clearinghouse for information and data on housing and zoning reforms. The audience is local councils, planning boards, housing advocates, etc."

This website is still under development, but I can share some examples of content that will be on there:

<https://storymaps.arcgis.com/stories/3632d38e3ef147ce8598b9f2b5f5fda7>

Best regards,
Ed.