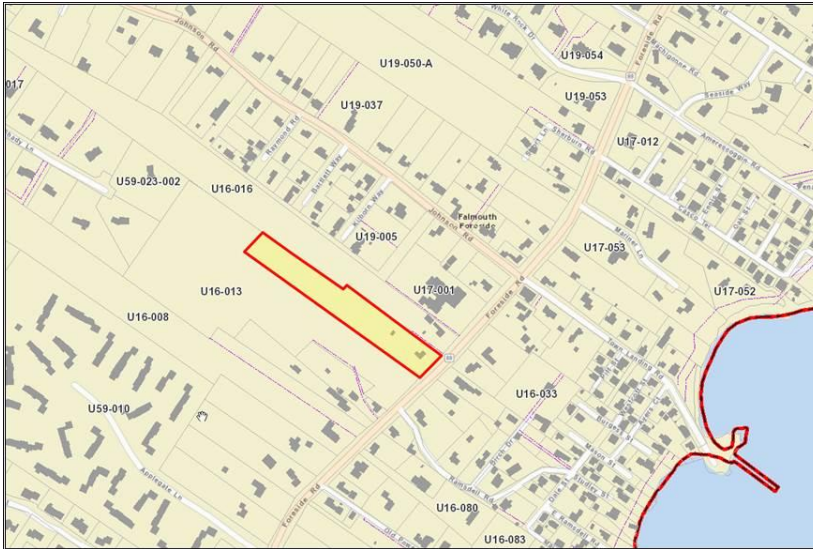


## 260 Foreside Road – Survey Feedback

### January 12: Elizabeth Ehrenfeld

It would be really helpful to have a GIS map of the property in order to answer the questions on the survey. I clicked on the link to the Falmouth Town webpage, but that brought me to the link to the survey...

*Hi Elizabeth: Good suggestion! Thank you.  
I added this map to the on-line survey.*



### January 12: Matthew Pines

Thank you for the survey. We'll work to make sure it's well circulated among the neighbors.

I guess the question of more car parking comes down to deciding who is the space for – residents of the neighborhood, or for drivers who use the neighborhood to access their boats. I don't think any of those who live within walking distance are going to say we should have more car parking, but we would like to see a place for our kids to play. While I agree there needs to be some parking, I also know that the existing parking is rarely used to capacity, and am not sure the existing parking is not already adequate. I would also like to suggest that the existing plan to spend some \$26k on a new sign and changes to the parking for Underwood Park, mentioned in Lucky D'Ascanios Nov 29<sup>th</sup> memo perhaps be reallocated towards upgraded play equipment, which would be tremendously more valuable to kids in the neighborhood.

To summarize, let's prioritize kids, not cars.

Thanks for your time.

### January 13: Anonymous (upon request)

I finished the survey about 260 Foreside Rd., making extensive comments, but hit the "done" button before adding my email address. Please send me the report with survey results. Also, if you didn't get my survey with comments about basketball hoops, community garden, and on grass parking, please let me know so I can re-do the survey. I feel strongly that we have a chance to enhance the community with a few low impact additions and my views may differ from neighbors who are thinking only about taxes and keeping people out of the park. However they are my neighbors so I hope the survey comments and this message are anonymous.

**January 15: Anthony H. Dowling**

I would like to see it remain undeveloped at least in the front and incorporated into the park. It is a nice park. But I am open to hearing why neighbors want to see a house built there.

**January 20: Chris Wasileski**

Dear Karen,

Please feel free to share this message with other members of the Town Council and/or relevant Staff.

I believe that a solid compromise on the 3.3 acre parcel in the Underwood Park area off Foreside Road would be to subdivide the land, preserve roughly +/- one-half of the acreage (approx. 1.65 acres), and re-sell the parcel with Foreside frontage in order to benefit other need areas in the Town such as Road & Utility Infrastructure and Property Tax Relief (to name a couple).

I would be in firm support of a Council proposal to both return the "frontage" portion of this property, which is marketable for redevelopment, to the Town Tax Rolls -- along with preserving the 1.65 acres behind this property as either an expanded play area for Underwood park or Conservation land. I realize that there have been divergent opinions on this parcel between Councilors and Constituents over the past 6 or so years. However, as both a resident of the neighborhood (Johnson Rd.) and as a Real Estate professional with experience in Land Acquisition -- I believe that this seems to be the most reasonable compromise and proposal.

I sincerely hope that the Council will seriously consider both a potential Sale and public land enhancement as the "best of both worlds."

*Dear Chris,*

*Thank you for writing about the 260 Foreside Road property which abuts Underwood Park. I will certainly send your email along with this response to the rest of the Council, Nathan and Theo. Input from residents and business owners is invaluable to the Council's deliberations. We appreciate that you took the time to reach out.*

*Regards, Karen Farber*

**January 23: Bill Richards, Manager, Portland Yacht Club**

Mr. Holtwijk, I looked at the on-line survey. However, since the Club's interests are more narrow than the breadth of the survey, I thought it better just to send this message.

Portland Yacht Club has 300 Boating members. At any given time, about 270 actually have a boat moored here. We have 105 marked parking spaces, which we can expand to 120 by allowing parking outside the lines. Somehow we manage, in part by not allowing non-member parking at busy times and allowing only one member car during those busy times.

Many non-members come to the Club to sail as crew during evening and weekend races, all of which we consider "busy times." Currently Holy Martyrs church allows them to use their lot on weeknights, but not on weekends.

Having parking spaces available at 260 Foreside would provide much more convenience for these folks both evenings and weekends. As a significant taxpayer in Falmouth, we support use of the space for parking, provided it is available to all rather than just Falmouth residents.

Thank you for seeking our input.

**January 24: Sam Rudman**

Hi, Theo. Thank you for sending the GPI report to me. I have a deja vu feeling after reading this report, having gone through a similar exercise in 2009. I am attaching the letter that I wrote to the Council in 2009. [See letter below, TH]

I do not believe that the GPI report provides any basis to conclude that additional parking, funded by Town taxpayers, that would serve people from out of town or out of state, as in the instance of crews that come in from out of state to sail at the Yacht Club, should be created. The only data that I can see that GPI collected that was not from the surveys that were provided by the Town, are GPI's "observations" contained at page 15. Notably absent from this data are any observations of the availability of parking at Underwood Park or on Rte 88 in front of Underwood Park during the very, limited times that some of the parking areas were at peak capacity. How can this report be relevant to the use of the Brown property when there might have been, and probably were, available spaces? This begs the question how additional parking at Underwood would solve anything, if the existing parking at Underwood was not being utilized fully?

It seems to me that in 2016, just as in 2009, there was a *loading and unloading* issue, or perhaps a parking management issue as articulated by GPI, at Town Landing, and not a parking problem. On the only, 2 Saturdays where it was observed that there was an issue at all, the issue did not occur during the entire day, but only at certain times. More importantly, GPI made observations over only ten days, and 9 of those days were in one month, August. Of those ten days, there was only one day, September 3, the Saturday of labor day, when all of the parking areas were full. On any, other day, when some of the parking areas were full, there were at least two, other parking areas that were not full. Again, there is NO day when any parking issue was observed either at Underwood or at Rte 88 in front of Underwood.

GPI's suggestion of parking trailers at Underwood is incompatible with the surrounding property and ill advised. Did GPI make any determinations about whether people who trailer their boats are from out of Town, or out of State? How does this recommendation square with what GPI writes on page 6 of its report "Overall, both the home owner and boat owner surveys show that there is a perception of an adequate parking supply". (an observation that I agree with).

If, as suggested by GPI, there is a parking flow management problem, then why doesn't the Town work on that first? It can always add parking spaces someday if it determines that there is really a need for it. I suggest that the surveys and the GPI report do not justify a conclusion that there is a need.

Thanks, Sam

**October 23, 2009: Letter from Sam Rudman**

Dear Councilors:

Recognizing that there is no place for public comment at the Council meeting scheduled for October 26, 2009 with respect to any discussion concerning the Brown property, I am taking the liberty of submitting this e-mail and accompanying analysis in the hopes that it can inform your discussion in the coming weeks.

I have examined the data that underlie the Northeast Engineers & Consultants Inc. ("NEC") report and the Milone & MacBroom, Inc. ("Milone") report. Respectfully, while there might,

indeed, be good reasons to build a parking lot on the Brown property, the NEC and Milone reports do not support such a decision.

As you know, NEC was first hired by the Town in 2007. NEC produced a report that concluded that there was a *boat launching* problem between the hours of 10 a.m. and 1 p.m. on peak days. NEC was subsequently fired by the Town and Milone was hired. Five months after the NEC report, Milone used the NEC data and concluded that there was a “severe” parking problem on “many” days. There is a legitimate question to be asked here, and that is how did a “problem” described by NEC as congestion involving boat launches, five months later become a “severe” parking problem at Town Landing?

While the Milone report was available to the Public on the Town of Falmouth website, the NEC report upon which the Milone report is predicated was not. Both reports spend not an inconsiderable amount of time addressing the issue of what happens to parking needs when and if the amount of moorings at the anchorage are *increased*. The subject of an increase in the anchorage was not presented to the attendees of the charette that was conducted on September 21, 2009. If expansion of the anchorage is indeed the underlying issue, then I believe that it should be submitted to the Public in order to allow the Public to discuss the desirability of expansion. If expanding the anchorage is not the issue, then based upon the Milone and NEC reports, the justification for spending \$2,500 per parking spot to address a boat launching problem is unclear. A variety of alternative parking solutions such as those newly identified at the charrette should be considered. They include, but are not limited to, better enforcement of parking laws by the Town, a shuttle for peak periods, using excess parking located at Handy Boat, using the existing bus service, publicizing the available parking in front of Underwood Park, and restricting parking to Falmouth residents.

It is my understanding that at least one councilor received calls from some people in the vicinity the Landing who purported to have problems due to a lack of parking. The complaints included cars parked on landowners’ property without permission. We surveyed 29 households located in the vicinity of the Landing including residents on Town Landing road, Route 88, Ramsdell Road, Pitt Street, Ayers Court, Dale Street and East Ramsdell. We asked the following question: “Does anyone park on your property to use Town Landing without permission? Nobody answered yes. Four people reported that cars park on their street, impeding traffic.

We also asked several, other questions. I have the results of the surveys, the two, NEC reports, and the Milone report, saved as PDF files and I would be please to forward any or all of them to any of you upon your request.

Finally, I have attempted to attach a more detailed analysis for your review; however, I am experiencing difficulties in attaching it to this e-mail as a PDF document. Since I have Cathy Breen’s e-mail address I am taking the liberty of sending the PDF attachment to her and am requesting that she forward it to each of you.

I thank you for your consideration of this submission.

Respectfully, Sam Rudman

**January 24: Marty Bruno**

Hi Nathan,

Hope all is well with you and your family. I read the Town Landing report compiled by the consultants. Could you please tell me what the town's next steps are on some of their recommendations? For example, increase parking ticket prices (and enforce) or expand high tide parking with seawall. Thank you, Marty

*Thank you for your message. The next step for the Council is to review the results of the on-line survey regarding the 260 Foreside Road property at its meeting on 2/13 at 7:00 PM and take public comment on the survey report at that time. The survey will close on 2/5. I don't know what the Council will instruct staff to do, or when it will do so, regarding the Foreside Road property and/or parking management/improvements at Town Landing. Thank you, Theo*

**January 25: Rachel and Tom Armstrong**

TOWN OF FALMOUTH JAN 25  
PLANNING DEPT — 2017  
ATTN: THEO

RE: YOUR REQUEST FOR FEEDBACK  
ON 3.3 ACS. 260 FORESIDE RD.

IF THIS LAND IS NOW OPEN SPACE —  
WITHOUT ANY LEGAL ISSUES — KEEP IT  
AS SUCH FOR PUBLIC USE.

DONT EVEN THINK OF SELLING FOR  
ANOTHER BUILDING!

EVERY BIT OF PERMANENT OPEN  
SPACE ON THE FORESIDE IS WORTH ITS  
WEIGHT IN GOLD! — BECOMING EVEN  
MORE VALUABLE EACH YEAR.

AND INSURE BY DEED — NEVER TO  
BE SOLD OFF.

THANKS FOR ALL YOUR THOUGHTFUL  
CARE + PLANING FOR FALMOUTH —

781-2130 RACHEL + TOM ARMSTRONG  
20 BLUEBERRY LN.  
UNIT 240 FALMOUTH 04105

**January 31: Call from Mary Doughty**

Mary lives next door to 260 Foreside Road. She hopes that the property can be enjoyed as open space and that it be left alone. She felt that we need nature now more than ever.

**January 24: Jace Meader**

Dear Mr. Holtwijk:

I believe Underwood Park should have a basketball court because there are a lot of people who like to play basketball, but they don't have a hoop! Also, it could inspire more people to play. And finally because you could do different things besides basketball on it.

I believe Underwood Park should have a basketball court because first of all, people who like to play basketball who don't have a hoop could play more. Imagine if you couldn't go outside every day and play your favorite sport because the nearest hoop is 5 miles away. How would you feel? Probably terrible. If there was a basketball court in Underwood Park, people around there wouldn't face that problem.

Another reason why Underwood Park should have a basketball hoop is because it could inspire more people to play. For example, if someone is walking by the park, they might see a game going on. When they see the game going on, they might think it looks fun when they see the players smiling as they run up and down the court. The within minutes a new basketball player is on the court having the time of his or her life.

Finally, my last reason why Underwood Park should have a basketball court is because you could do different things besides basketball on it. People all ages can enjoy it, even if you don't like the sport. 3-year olds can ride around on it on their tricycles. 5-year olds can scooter and take their first bicycle ride without training wheels. Then even adults can jog around the edges to get healthier. Just to name a few. Also, you could play some street hockey on it too if you get some goals with on it. There's so many possibilities!

Really, all I think Underwood Park needs right now is a basketball court. It has a playground, lots of field, and even plenty of parking. If this park had a basketball court, it would finally be complete. Finally. Sincerely, Jace D. Meader, 5<sup>th</sup> grade, 114 Underwood Road, Falmouth ME 04105

**February 5: Ralph Beckwith**

My response to the survey was lacking in specifics as to uses.. For instance Why no swimming pool in a affluent town like Falmouth??. Good or Bad? I don't know.

I, as a boater, see the possible need for more winter boat storage. This area full of boats would bring in much more annually than any house that might be built.. This as an option would be relatively benign in that no huge construction project would disrupt the neighborhood tranquility.

If nothing else, what could be offensive about a green area in the town proper.

Selling? That would seem to be subjective....