

MEMORANDUM

To: Town Council

From: Theo Holtwijk, Director of Long-Range Planning

Date: June 22, 2017

Re: **Landscape Plan for Town Green, Lunt Road**

The Town Green is Town property and is subject to an amended development agreement between the Town and OceanView that was approved on May 9, 2016. OceanView has since worked with Town staff to prepare a proposed landscape plan for the Town Green. The landscape plan follows the intent of the Council-approved Master Plan for this site.

Staff (Lucky D'Ascanio, Kim Doyon, Amy Lamontagne, and Theo Holtwijk) reviewed this plan with the Conservation Commission, Parks and Community Programs Advisory Committee, and Senior Citizen Advisory Committee. Committee review comments are noted at the end of this memo.

OceanView has committed up to \$35,000 for this project. The anticipated cost for this work is \$49,360. The Council is asked to:

- give its authorization for the proposed landscape plan to be constructed, and
- contribute the remaining funds (up to \$15,000) to the project.

DEVELOPMENT AGREEMENT

The agreement, originally approved on December 2, 2015, and amended on May 9, 2016, states the following:

“(...) Ocean View and the Town hereby agree as follows:

1. Ocean View agrees to construct the following improvements either within 1 month upon issuance of a Certificate of Occupancy (“CO”) of the Plummer Senior Housing Project (if the CO is issued between May 9, 2016 and September 30, 2016 or between April 1, 2017 and September 30, 2017 or between April 1, 2018 and September 30, 2018), or by the following June 30 (if the CO is issued between October 1 and March 31 of any year): (a) landscaping / hardscaping to complete the Town green, (b) landscaping / hardscaping to create a pocket park with paths, benches and additional plantings, and (c) a patio / sitting area located between and shared by the Plummer Senior Housing and Falmouth Community Programs, with an easement being granted to the Town for use of such improvements to the extent located in the area between the former Mason Motz school and the former Plummer school. These improvements are represented in a conceptual context on the master plan for the property, a

copy of which is attached hereto as Exhibit A, with the details of a final landscaping and hardscaping plan for the Village Green and general surrounding area to be agreed upon by the Town and Ocean View by September 1, 2016, provided, however, that the changes shall not increase the estimated \$35,000 cost of such work. To the extent that any of the work described above is located on property owned by the Town, the Town hereby consents to the construction and maintenance of such improvements by Ocean View, and the construction schedule for such work shall be as mutually and reasonably agreed to by Ocean View and the Town. (...)"

PROPOSED LANDSCAPE PLAN

A curvilinear path system with trees, shrubs and seating is proposed for the Town Green. The pathways connect to the Plummer and Motz buildings and the OceanView campus. A portion of the plantings will consist of native plant material (see plant schedule). Upon completion, Town staff would like to explore the creation of educational walk/brochure showcase the use of native plant material in this location.

MASTER PLAN



PROPOSED LANDSCAPE PLAN



PRELIMINARY PLANT SCHEDULE (Jan. 2017)

(* Asterisk indicates "native" plant material)

A

- *1 Rosebay Rhododendron
- *2 Common Juniper
- 1 "Sonic Red" Weigela
- 1 Sea Green Juniper
- *1 Withrod Viburnum
- 2 Gro-low Sumac
- 3 "Sweet & Pink" Azalea

B

- *1 Winterthur Viburnum
- *3 Northern Bayberry
- 1 "Golden Globe"
Arborvitae
- *2 Common Juniper
- *3 Summersweet
- *1 White Cedar

C

- 9 "Show-off" Forsythia

D

- 1 Kousa Dogwood
- 3 Deutzia "Yuki Cherry"
- *3 Summersweet
- *2 Red Twig Dogwood
- *3 Sweetspire
- 1 Rose of Sharon
- 2 Cutleaf Stephanandra
- 1 'Magic Carpet' Spirea
- 1 'Golden Globe' Arborvitae
- 1 "Coppertina" Ninebark
- *3 Common Witchhazel
- *2 "Wiltoni" Juniper
- 1 'Heritage' River Birch

E

- *1 Balsam Fir
- *3 Winterberry
- *3 Red Twig Dogwood
- *3 Spicebush
- 1 'Rudy Haag' Euonymus
- 1 Dwarf White Pine "Nana"
- *3 Chokeberry
- *1 Pagoda Dogwood
- *1 Nannyberry Viburnum
- *3 Highbush Blueberry

F

- 7 Dwarf Fothergilla

G

- *1 Balsam Fir
- 1 "Dr. Merrill" Magnolia
- 5 Gro-low Sumac
- 1 "Wine & Roses" Weigela
- 3 Nikko Deutzia
- 3 "Sweet & Pink" Azalea
- 3 Sargent Juniper
- *1 Rosebay Rhododendron
- 3 "Ken Janek"
Rhododendron
- 1 Dwarf White Pine "Nana"
- 1 "Sea Green" Juniper
- 2 "Twist & Shout"
Hydrangea
- *3 Red Twig Dogwood
- 1 Viburnum "Cardinal
Candy"
- *3 Buttonbush
- *3 Swamp Azalea
- *3 Winterberry
- *3 Common Witchhazel

H

- *8 Larch
- *1 Atlantic White Cedar
- *1 Shadblow
- *1 "NannyberM" Viburnum
- *1 Arrowwood Viburnum
- *1 Pussy Willow
- *1 Rosebay Rhododendron
- 2 Sargent Juniper
- *2 Swamp Azalea
- *2 Summersweet
- *3 Buttonbush
- *3 Red Twig Dogwood
- *3 Sweetgale
- *3 Winterberry
- *3 Sweetspire

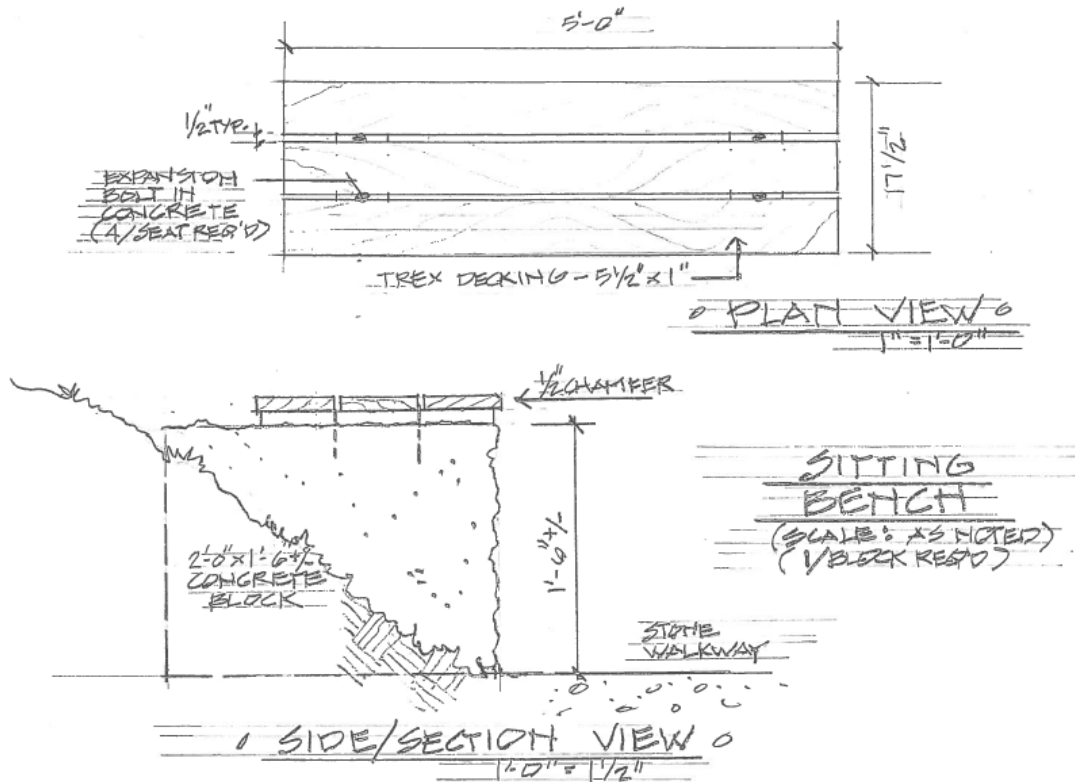
I

- *1 American Hornbeam
- 1 "Heritage" River Birch
- *1 White Spruce
- *3 Chokeberry
- 1 Viburnum "Mayflower"
- 2 Sargent Juniper
- 1 Sea Green Juniper
- *3 Spicebush
- 4 Gro-low Sumac
- *3 Highbush Blueberry
- 2 "Pink & Sweet" Azalea
- *3 Red Twig Dogwood

J

- *1 Sugar Maple
- *1 Northern Red Oak
- *1 Black Tupelo
- *1 Swamp White Oak
- *1 Red (Swamp) Maple
- *1 Beech
- *1 Canadian Hemlock
- *1 White Pine
- *5 Hawthorn

PROPOSED SEATING



PRELIMINARY CONSTRUCTION COST ESTIMATE

<u>Plant Beds</u> — construct 7 mounded planting beds along edge of walking trail including 3 or 4 with boulder rock features.	\$ 12,000.00
<u>Walking Trail</u> — construct 5 ft. wide x 430 ft. long loop trail around perimeter of Village Green area with connecting trail to loop trail around storm water pond at OceanView School House Common. Trail to be constructed of compacted gravel base and reclaimed material with light stone dust surfacing.	\$ 8,000.00
<u>Lawn Repair</u> — loam and seed areas disturbed by construction including "edges" along new trail	\$ 3,840.00
<u>Sitting Benches</u> — place 4 stone benches with fabricated "wood" sitting surface.	\$ 4,000.00
<u>Landscaping</u> — supply and install plant material as proposed by plant schedule and specifications.	\$ 21,520.00
Total:	\$ 49,360.00

PLUMMER LANDSCAPE PLAN

The Town Green landscaping will be complemented by landscape improvements around the Plummer building. These have been previously approved by the Planning Board. The plan below shows the extent of those improvements. They are not subject to the Council's review and approval.



COMMITTEE FEEDBACK

Senior Citizen Advisory Committee

The plan was met with favorable reaction by the Senior Citizen Advisory Committee. The committee was pleased with the design and anxious for it all to come to fruition.

Comments and suggestions from the committee included that it urged the developers/contractors to design the trails from the Lunt Road parking lot all the way to the Mason-Motz building (including the front door and the door to the newly renovated Presumpscot Room senior center) as accessible as will allow and that a couple of tables with benches be incorporated into the design, such as a place for people to play checkers or cribbage outdoors.

Individual comments were:

1. I think it looks lovely, and expensive. Parking is my only concern, but I'll leave it to the experts to determine. Even with the additional spaces it seems inadequate for the amount of activity in the area. Playground- is it expanding or getting moved from its current position? I can't tell from the design. It seems excessive to expand it to be something more than it is already which I believe is sufficient considering its use.
2. I think it looks great. Thanks for asking!

Parks and Community Programs Advisory Committee

The Parks and Community Programs Advisory Committee was pleased with the plan and is looking forward to the improvements.

Individual comments were:

1. One member suggested that hemlocks and junipers are becoming more disease prone, and requested that alternatives to these plants be considered.
2. One member suggested that a beneficial addition to the plan would be a fountain in the storm water retention pond, both for aeration and to improve aesthetics.

Conservation Commission

The Conservation Commission was enthusiastic about the plan, the incorporation of native species, and the idea to use the site as a future educational showcase for such plants. Eric Topper, Maine Audubon Society Education Director, was present and offered to assist with any educational and programming efforts.

Individual comments were:

1. *Great job!*
2. Eric Topper, Maine Audubon Society: *The Plan has a great list of plants. The mix of native -nonnative species is effective.*
3. One member suggested including pesticide education in the to be produced pamphlet.
4. Mary Cerullo, Associate Director, Friends of Casco Bay: *This is brilliant. FCB had a similar garden along Back Cove, but was not kept up over time. This will be different. I see exciting possibilities. Gary Fish, State Horticulturist, may also be willing to assist with this.*