



Lamoine Facilities & Infrastructure Committee
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Minutes – January 12, 2023

Pre-Meeting - Short discussion of town owned properties, their acreage and current use. Unfortunately, the size of town owned properties is pretty small except for the size (~40 acres) of the closed landfill which is not buildable land. The only land that is not currently in use is a 8.5 acre lot at the junction of Shore Rd. and Lamoine Beach Rd. Brett notes that it is not big enough to build a school on. Kim asks if there is any additional land next to the lot that could be purchased, therefore making the lot bigger. Brett states that it is a fairly narrow piece of land and that he is unsure of the surrounding land. It is suggested that we examine the tax maps to determine if buying near is a feasible option. Brett suggests that 8.5 acres would be large enough to accommodate a town hall/fire house/community center complex which would cover 3 of the goals and renovation of the school would cover the 4th goal. Nicole asked if it is a possibility to renovate the existing school. Kim recalls previous discussion of removing the kindergarten wing to allow making the gym bigger. Brett reviews the current footprint of the plans for school renovation generated in 2004 and 2006 by engineering firm Oak Point. Current school lot is 10.57 acres. Mark asked whether building another level on the school was ever discussed. Brett says that it has been mentioned but that ADA considerations would make elevators necessary. Brett describes MDI's plans for school buildings.

Committee Chair Brett Jones called the meeting to order at 7:16 PM.

Present were Brett Jones, Mark Harris, Kim Martens, and Nicole Endre

General Discussion – Brett suggests that for the first few meetings we will not adhere to a strict agenda but allow for discussion so that all members can come up to speed
Minutes – Mark moved that [minutes from last meeting](#) be accepted, Nicole 2nd. **It was so voted.**

Review of Document “Comprehensive Plan Appendices” – Map shows some locations of town facilities.

Review of Document “Listing of town properties”- See discussion prior to meeting called to order about size and current use of town owned properties. Second page lists needs for potential community center. Brett notes that some of the listed needs were being fulfilled by the school (after hours) pre-covid but unsure whether those have resumed.
Review of Document “Power Point from November 2022 Meeting” – November meeting was facilitated by Matthew Dunlap. Brett believes that what will be found within is a distilled version of the large easel pages at the meeting. Document may be a good thing to refer to and members should read over. Time will be given in next meeting to ask questions/review document.

Review of Document “Survey Results – Community Center Committee” – Published in April 2019. Specific to community center idea, contains responses to survey questions. Dawn McPhail responded to the survey so there is a fair amount about school needs. Noted that survey results are also present in the power point for Nov 2022 meeting.

Community center committee had a variety of Lamoine residents from young family to retirees. Large variety of needs were discussed, everyone had different ideas of what was needed for a community center (big enough for a wedding reception, a few people getting together to exercise). The school has always filled many of the needs, but it is difficult to use the school during school hours. Ideas for adding onto the school to include community rooms (would need separate entrance). Noted that this would make parking at school worse, there would be a security component. Brett noted that this may give us a meaningful community center and there may be unintended consequences. Kim asked if this plan was to build onto the school because the school is already not big enough. Brett explained that this was part of the renovation and addition plans for the school.

Mark asks if it was at this time in the comprehensive plan facilities assessment update that it was noted several improvements needed in the school and identified which are critical and which are needed but not critical. Mark suggests that document would be useful to this committee.

Brett says that most small repairs/maintenance at the school have been kept up (new door system this summer as an example). Bid for heat pumps has gone out, plans for head unit in every classroom. Hope for heating cost efficiency in fall/early winter by delaying the oil heat. Looking into a community solar array to provide electricity savings for all town buildings.

Kim asks if we can cover the school roof with solar panels. Brett notes that the assessment indicated that the salt/sand roof was the best place for the solar array. Potentially adding additional panels to the school roof. Versant not being able to accept more power from solar might derail this initiative.

Discussion of Committee Member ideas/goals – Brett asks how we go about this, would like to hear committee member ideas. We need to think about ways to accommodate space needs and then determine how to compare them. How much to renovate all existing buildings vs. building new.

Nicole notes that we need to look at how long buildings will last and whether the renovations are worth it. Brett mentions the state guideline that school buildings have 25 year lifespan (Lamoine school is currently 50 years old). We need to plan for 50 or more years.

Kim agrees with Brett. We should come up with multiple plans, compare timeline, price and how long it would last. Answer questions for each plan: Safety? Parking? Kim suggests 3 different scenarios.

Brett asks if we should identify the needs for each building (school, fire house, town hall, community center). Town Hall needs a bigger meeting room from time to time. Parking is an issue for big meetings and voting. Parking at school is an issue for sports events and shows.

Nicole likes the idea of everything going into the school (town hall, fire department, community center) but that we need to compare the price for that idea with other ideas. Mark notes that there are 4 areas of need with the school taking precedence, we need to look at all areas needs and what needs to be done. What has to be done and how much will it cost, can we phase things in so we aren't doing it all at once. It would be a large cost to do all four things at once.

Nicole asks if we were to put everything into the school, would the building require renovations.

Brett says it would be ok at start and we could phase in changes to the current school building. Move school and putting everything else into current school may be the easiest transition.

Kim notes that this plan would get us all the things faster.

Mark notes that current school with town office, community center, fire department would work for parking because its unlikely that everything would be going on at the same time. Nicole agrees that parking would be fine.

Brett notes that septic and water would be fine and square footage might be more than necessary, but it would allow for dedicated spaces (ie. Planning board). Fire department could have an office in the facility so people wouldn't need to be in the fire house to speak to the chief, request burn permits, etc..

Kim notes that a couple classrooms would be sufficient to replace the town hall offices. Brett notes that with a new school, we would duplicate the fields. May be a luxury to have the old fields for scheduling school and rec programs during the busy sports seasons. Extra space could be used for pre-K program which people have been asking for.

Nicole notes that YMCA pre-K program is starting to have waiting list and is hard to get a spot.

Kim asks if we might be able to generate revenue by renting out the extra fields (ie. Acadia Fire soccer field needs). Brett agrees that is a possibility.

Mark asks if it is possible to expand the current school. Brett reviews the potential to add onto the current school. State guidelines for our size school may be larger than our current 10.5 acre lot. This wouldn't address parking issue, may be able to add approx. 20 spots if we remove portables.

Mark notes that google earth shows a lot of trees along the side of the school. Committee reviews land near the school on tax maps.

Brett will ask superintendent what the state lot size requirements for school our size. Also will request the oak point plan and new costing document.

Kim asks if we have any idea how much a new school would cost. Brett says that we do not have that at this point. We may be able to ask Oak Point for costs for a new school. Next Meeting Dates – Kim notes that she will not be able to attend the February 23rd meeting. Brett says someone else can take minutes.

It is decided that committee would review tax maps for lots that do not have buildings and may be large enough for new school.

Kim reminds that we decided to come up with multiple ideas and that we would compare them, share ideas with the public. Brett agrees, we would likely have town meetings. Mark asks about MacQuinn land on cousins hill, proposal for development. Notes that road might be too steep.

Brett suggests that an old gravel pit might be a possibility for new school building.

Kim notes we would need to look at cost for repurposing land (fill in pit).

Brett Adjourns meeting at 8:12 PM

Respectfully submitted,

Kim Martens, Secretary