

**FINAL Environmental Assessment
For Emery Field Project # 23-00525
2 Cole Street Kittery ME**

Final June 2007

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1.0 Purpose and Need

The purpose of this Environmental Assessment (EA) is to evaluate the request by the State of Maine, on behalf of the Town of Kittery, to the National Park Service (NPS) to allow the conversion of Emery Field in Kittery for the construction of a new Community Center. As part of the proposed action, a new area located at Haley Field will be developed into a public outdoor recreation area to replace Emery Field. This EA will provide a framework for the NPS to evaluate the environmental impact of the proposed action on the human environment, including the remaining portion of Emery Field and the impacts of building the replacement parks, including the surrounding area. This EA will also document whether the replacement site adequately replaces the recreational usefulness of the parkland converted by the proposed Kittery Community Center.

An NPS decision on this proposal is required by Section 6(f) of the Land and Water Conservation Fund (LWCF) Act, which places restriction on property improved or developed with LWCF financial assistance. Section 6(f) states that property improved or developed with LWCF financial assistance shall not be converted to other than public outdoor recreation uses without the approval of the Secretary of the Interior (delegated to the Director of the National Park Service).

Summary of Prior LWCF Assistance

On September 2, 1983, the Town of Kittery received a Land & Water Conservation Grant (LWCF) in the amount of \$15,000 towards the development of a softball field located at Emery Field on Cole Street in Kittery, Maine. The grant was subsequently amended (January 1985) and increased to a total of \$27,000 in LWCF funds. This field area is adjacent to the present Community Center. The Town also received a LWCF grant for the development of the Seaward Field Complex (NPS #23-00606) now known as Shapleigh Field.

Summary of Proposal

The Town of Kittery's Comprehensive Plan states: "The current Community/Recreation Center and swimming pool are inadequate for current needs and are in poor condition. The Town needs to consider how it will deal with these issues." The Town is proposing to remove the existing 5,700 square foot inadequate Community Center and replace it with a larger, modern facility that will be used by all town residents. (Comp Plan Tab #1)

The new proposed Community Center is designed to accommodate the needs of all the residents of Kittery. The new facility is currently designed to house a regulation gym with room for seating, multi-purpose rooms, kitchen, senior citizen room, fitness equipment workout room, aerobics / dance room, two classrooms, a community room, full locker rooms, storage for various recreation department activities, administrative area for the recreation department, and a 2,500 sf physical therapy facility managed by York Hospital. Included with this project will be the development of two outdoor 40 foot by 90-foot peewee soccer fields, and an area for a volleyball court. The existing outdoor basketball court will remain as part of this project. The new facility will utilize the existing Emery Field for the new expanded building, its required parking and storm water management, which includes a retention pond. (Approved Site Plan Tab #2)

The original design proposed 86,000 square feet of building and parking areas requiring storm water permit application through the Maine Department of Environmental Protection. A redesign of the project in March 2006 reduced the building and parking areas to 73,000 square feet or (13,000 sf was eliminated) and also eliminated all wetland impact. An Application for Project Modification to the original storm water permit was submitted to MDEP in May 2006 and is pending their approval sometime in this month. (DEP Permit Request Tab #3)

The Town of Kittery purchased Haley Field on May 22, 2003 to be the replacement property for Emery Field and its ball field. Haley Field is an open 6.57-acre field that was purchased to be developed by the Kittery Parks Department as a replacement open space and recreation field. This property is an established hay field, which appears to have timothy grasses on it. The Haley Field project is currently in the Planning Board approval process. This site is within walking distance from Shapleigh Middle School, two mobile home parks and the surrounding neighborhood. (Haley Field Unapproved Site Plan Tab #4)

Approval Process

On May 31, 2000 the Community Center Committee went to the Kittery Town Council and reported that the Kittery Community Center Committee had chosen Emery Field as the site for the new Center and planned on doing further testing on the site. One year later on May 30, 2001, the Kittery Town Council moved to accept recommendation that the new center would be at Cole Street in the Village. Beginning with the first referendum vote on November 6, 2001, the location was to be Emery Field. As a direct result of community input and to accommodate the wishes of the town boards and the wishes of residents who expressed concern about the project and the costs, the project was scaled back from a 40,000 sf two story building to the current proposed 25,921 sf project of today. (See attached minutes Tab #5A)

The new Kittery Community Center Project has gone through an extensive approval process. The Community Center Building Committee has attended many Town Council meetings to update the Council and residents on the process of planning and constructing a new Community Center.

On November 15, 2005 there was a public hearing with the Zoning Board of Appeals on York Hospital requesting a Special Exception to the terms of Title 16, Section 12, Subsection 070.C of the new Village Residential Zone to provide physical therapy and wellness programming as part of the new Kittery Community Center by leasing space within the building. The Zoning Board of Appeals granted this appeal by a vote of 5/1. (Tab #5B)

This project went before the Planning Board nine times to cover all of the concerns brought forward by the public. Some of these meeting minutes are attached for review. To attach all the pages would be cumbersome since many, many pages exist. However, all are available if requested. The meeting minutes demonstrate that the community has had **many opportunities to provide comment and input on this project**. In fact many of the resident's suggestions have been incorporated into the final Planning Board approved site plan.

After several public hearings and sessions with the Planning Board and many revisions to the proposed plan, the Kittery Planning Board approved the project on March 23, 2006. (Tab #6)

Other approvals needed are:

DEP-An Application for Project Modification to the original storm water permit was submitted to MDEP in May 2006 and is pending their approval. This is expected in September 2006.

The State Fire Marshal has the plans and has verbally approved everything.

However, he has not issued the actual permit yet, pending the legal outcome (because it would expire 6 months after issuance if construction has not begun).

A Building Permit will be obtained from the Code Enforcement Officer prior to the construction commencement.

2.0 Description of Alternatives

On September 26, 1994, the Kittery Town Council appointed community members to a Recreation Committee. This Committee was formed as many deemed the present center to be in disrepair and too small to accommodate the growing needs of the community. This determination was made through the analysis of surveys and public comments. (See attached survey where 14% of people returned the survey. (Tab #7)

The Committee researched the feasibility of utilizing many parcels of land that could possibly accommodate a new Community Center. The committee did not presume that the site of the current Community Center at 2 Cole Street was the best site. The committee's initial belief was that a conversion would increase the project costs beyond the town's means, in that land would have to be purchased to replace the site.

A Site Committee headed by Pat Bedard proceeded to look at town maps in an effort to find parcels of five acres or more for a possible site for a new center. Pat Bedard is an attorney and was the Kittery Recreation Building Committee Chairperson at the time and also the Chair of the Zoning Board. Some sites were found and investigated, these included: Land next to the Town Hall; The present site of the Highway Garage; the Site of the Frisbee School; Land next to Meeting House Village; Church owned Land by Shapleigh School; Eagle Point; The Town Farm; Rogers Park; Fernald Field; the Old Sparkle Spot property; Haley Field and Emery Field. The committee developed a list of criteria for members to rate each site. The criteria, not in any particular order, included the following: sewer, water, acreage, cost, accessibility to seniors and youth, and town-owned land. All but three of the mentioned sites were eliminated for various reasons.

Description of Alternatives (Continued)

The Recreation Committee, now renamed the Community Center Building Committee pursued the Eagle Point site. However, the Kittery Town Council did not want to permit that site to be used for our purpose because it was the only land of its kind that is owned by the Town and it was all waterfront. Preliminary sketch plans of the Highway Department Garage site, and the Frisbee School site were prepared. The Highway garage site was undesirable due to the site not being large enough because of existing wetlands and that the Garage would need to be moved and built elsewhere.

Pursued aggressively was the Frisbee School site (land directly behind the school prior to Emery's Park) and the Committee went to the Town Council to discuss the possibility that a new Community Center being placed on this site. After much discussion the Council sent the Community Center Building Committee to the School Board. The School Board stated that the school might want to expand in the future, so the usage of this land was not approved by the School Board.

Haley Field does not have water or sewer and was considered to be far away from the majority of residents, far from the two senior housing areas, not within walking distance from Frisbee and Traip Schools, and too far to walk from the village, so it was determined not to be a good place for the new Community Center.

Because Haley Field did not have water or sewer and the Committee felt that the additional infrastructure cost, approximately \$1.6 million, would significantly impact the project. It was deleted from the list of potential Community Center sites. However, at this time it was chosen to be the property to be used for fields that the Town would purchase for the conversion of Emery Field, with a purchase price of \$200k. Fields are often further away than Community Centers and individuals are accustomed to transporting their children to games or practices so did not enter into the decision to purchase the land. It took a long time to close the deal on this property and it was finally purchased in May 2003. (See copy of deed Tab #8)

The Building Committee went back to their ratings sheet and after lengthy discussions, determined that the Emery Field location seemed to meet all of our needs. The Committee hired various professionals to do investigations on the soils, land surveys and an initial site design.

After all the reports were tallied, we went to the Town Council to report our findings on May 31, 2000. **On May 30, 2001 the Town Council moved to accept the current site as the site for the new center.** Thus, the Emery Field location was chosen and publicized as the potential site for the new Community Center. (See Tab #9A & 9B)

Four Town wide referendum votes occurred on the Community Center project with the majority of taxpayers approving the new Community Center to be located on the Emery Field site on November 2, 2004. As stated before, the location was always the same from

Description of Alternatives (Continued)

the first referendum vote of November 6, 2001 to the November 2, 2004 referendum that passed. However, the project was reduced from a 40,000 sf two-story building with an indoor pool, full size gym and a walking track to the current one story 25,000 sf project of today. (Referendum totals Tab #10)

On, February 2, 2005, a letter from National Parks Service (NPS) was received stating that a conversion **was not** needed and that NPS was now looking at Community Centers as an allowable use for 6 (f) protected areas. (NPS Letter Tab #11)

2.1 The Proposed Action: to convert or partially convert Emery Field to allow the Kittery Community Center to be developed.

The Town of Kittery is now requesting to convert Emery Field allowing a new Community Center to be constructed on this site. On May 25, 2006 a letter from National Park Service was sent to Maine Parks Service **reversing the decision about the conversion.**) NPS is now requiring a conversion of Emery Field due to the proposed physical therapy component and the impact on the LWCF site. (See all NPS letter Tab #12)

A condition of Planning Board approval is that the current center is required to be demolished allowing for additional green space, after the construction of the new building and before the project is completed. Although the site plan **exceeded** all site plan requirements for open space and the site coverage was **well below** requirements, the Kittery Planning Board requested additional green/open space on the property. **Now the approved site plan's non-paved green area is 3.44 Acres or (62%). The building could have been 2.21 acres based on the 40% ratio and it is only 0.60 acres (11%) or 25,921 s.f.** Site plan approvals are completed for the Town; the Town has purchased the conversion property, and has developed complete site and building construction documents. (See minutes of Planning Board 3/23/06 condition of old center demo Tab #13)

To date, Kittery has spent, including the purchase of Haley Field and the investigation of other sites, approximately \$600,000 on planning for the new center. In the 1980's, a portion of Emery Field was used for softball, mostly men's leagues and from time-to-time, residents would use the field for pick up ball games. Emery Field and in particular the softball field always had an issue of it being wet from storm water and subsurface water. Kittery Recreation uses this site for special events like Halloween, or a Winter Carnival. The men's softball leagues were eventually asked to leave due to drinking after the games and having inappropriate language and behaviors. Since then, the field has been used for pee-wee soccer in the fall and individuals use the basketball courts

The Proposed Action: to convert or partially convert Emery Field to allow the Kittery Community Center to be develop (Continued)

frequently. The basketball court will **remain** as part of the new Community Center Plan. (See Site Plan Tab #14)

Several residents in the area use the field to walk or run their dogs and actually utilize it as an area for the dogs to relieve themselves. This has been a *huge* problem during soccer season with young children using the field. Some dog owners are respectful of others and pick up after their animals. However, the majority just leaves their dog's waste on the field. (See rules and regulation on field use no dogs allowed Tab #15)

In the late 1990's the Parks Department planned on redesigning part of Emery Field to a soccer field. However, when it was discovered that the Community Center Building Committee was considering using this location, those plans were put on hold until a final decision was made. Today this site and the field are used for the activities mentioned earlier. (See Town Report from Parks Department Tab #16A)

Description of proposed development and all associated activities and uses

The Town of Kittery wants to remove the existing, 50 plus year-old Community Center and replace it with a larger, modern facility that will be used by all the residents of the Town. The new facility will house: a full sized gymnasium with optional folding seating; a senior center; two multi-purpose rooms; a kitchen; two meeting/classroom spaces for various activities and events; physical fitness room with treadmills, weights and other fitness equipment; aerobics/karate/dance studio with an appropriate, cushioned flooring; a community room; locker rooms; equipment storage room for the Recreation Department; administration space for the Recreation Department; and a physical therapy component managed by York Hospital. (York Hospital will pay to construct their portion and then additionally pay the Town to lease the land and will assist with building operational costs.)

Also included as part of the overall vision of the site there will be the construction of two 40 feet by 90 feet pee-wee soccer fields, and an area for a future volleyball court or playground. The Community Center project will utilize the existing Emery Field, for the new building, the parking required for the building and certain events. Storm water management plans that include a retention pond will benefit not only this site but also additional property downstream. **The storm water management will significantly reduce any silt or solids entering the Spruce Creek watershed. Also, the runoff of the existing fields will be directed away from homes in the neighborhood lessening the affect on all of them.**

Description of proposed development and all associated activities and uses
(Continued)

The Recreation Department will be able to continue the outdoor peewee soccer program on this site, and maybe expand it, as well as other peewee activities. The outdoor basketball court will still be available and the special recreation outdoor events will still take place at this location. Future plans will provide benches for people to sit on and read a book or enjoy the area and possibly a playground will be constructed.

Emery Field, the name given to the site currently contains the existing 5,700 square foot Community Center building, an access drive behind, a parking area (45 spaces), a paved basketball court, a field and a very wet, overgrown area with a small, less than an acre, re-established wetland. One aspect that will be different with the new facility is that the open space non-paved areas of Emery Field will be reduced to 3.44 acres. Neighborhood residents have two other opportunities for green open space areas approximately ½ mile walking distance from the village. One is the Frisbee School location with its fields and playground areas and the other is Eagle Point, which is on the water and in the immediate village area.

Every effort to save all of the existing trees and shrubs (86) were made however, nine will be removed for construction. **Many additional trees and shrubs are being planted (235) around the property boundaries to act as buffers and others are being added to landscape the facility. The net of approximately 312 trees and shrubs will be on the property.** (See tree plantings/Adam's letter Tab #16B)

Our lighting plan has been scrutinized by the Planning Board and its lighting consultant so it was altered so it is the least intrusive for the neighborhood. However, the new facility will have more lights than exist today. The present building has one light at the front entrance and one light at the back door. There is one streetlight facing the parking lot. **The new plan calls for 40 external light fixtures. This will help a great deal with the vandalism and the safety of the patrons walking to and from their vehicles.**

Based on the new increased size and functions of the new facility traffic at times will increase to the site. During the planning process a traffic-engineering firm, Gorrill-Palmer was hired and did an extensive analysis and determined that the increase would not require anything additional to be done to accommodate this increase in traffic like traffic patterns, road/street improvements or a traffic light. The engineer's findings were consistent with the State's findings that a traffic light would not be necessary on the Shapleigh Road/Woodlawn Avenue intersection. (Traffic study summary attached full reports available upon request Tab #17)

The recreational opportunities will increase with a new Community Center. The present center does not have a full size indoor gymnasium with proper ceiling heights to play basketball without hitting the ceiling or heaters. The new center's usage as a full-size gym with proper ceiling heights, and with possibility for some seating, alone will be

**Description of proposed development and all associated activities and uses
(Continued)**

priceless. The School Department schedules two full-sized gyms in Town and the Recreation Department gets bumped often. Having one gym that the Recreation Department manages will reduce the demand on the school facilities and will permit recreational offerings to expand. There will be walking programs for adults and seniors, after-school pickup basketball and other spots for the youth in the area and adult sports leagues, all of which are not offered now due to inadequate space. Dances will be held for all age groups and our special events like the Halloween Extravaganzas will now be able to offer indoor and outdoor activities that will be more enjoyable for all.

A noticeable improvement of this development will be parking during large events. No longer will participants have to park up and down the adjacent streets during large rentals or heavily attended classes. Presently, all of Cole Street and some of Manson Avenue have cars parked along them because our present modest parking lot (45) spaces does not accommodate all of the cars. This is both a nuisance and a hazard. Inclement weather will no longer cause our department to cancel our outdoor events because we will have the indoor space to accommodate these events. The New Building will have 112 parking spaces.

Seniors will now have a space that they can call their own with more opportunities to get out of their houses to socialize and experience both active and passive recreation offerings. They will also have a place to gather for meals. All Kittery residents will have more recreation activities to participate in with this new center. It is the contention of the Community Center Building Committee that the residents will greatly benefit by having a new, modern Community Center.

Description of proposed replacement park and all associated uses

Haley Field is a lovely open field area. It is very close to the Middle School and a nearby church and has a country feel to it. The area is rural residential with homes based on anywhere from one half acre to a number of acres. Currently there are a number of new homes being built in close proximity to this field. It is believed that the impact on the area will be minimal with the exception of increased traffic with the seasonal usage of the field. At a distance of about 450 to 550 feet away is part of the top finger of Spruce Creek, which is subject to tidal action. The area is to be developed as a multi-purpose field so that programs such as soccer, lacrosse, and other activities could take place on the field. Since the land is a field with no trees except on the perimeter, the only trees to be cut are a few along the roadway resulting in little effect on the overall vegetation. A parking area with parking for 56 cars is planned to thwart on road parking.

**Description of proposed replacement park and all associated uses
(Continued)**

This property will be used exclusively for outdoor recreation. There will be little to no impact or change to wildlife, vegetation, mineral resources, air and water quality, water resources/hydrology, historic/archeological resources, or transportation access. The soils are topsoil and silty/gravel material, which will remain. Wildlife is typical of southern Maine, being deer, raccoons, ground hogs, fox, coyote, skunk, turkey, crows, etc. There is a 2 acre wetland east of the field which is part of this Town owned parcel, which has been surveyed, marked with signs and no development will be occurring in this wetland area. (Tab #18)

Timelines

The goal is to have Haley Field, the replacement field, up and running by the fall of 2007. The Department of Public Works will do all of the site work. Designs are completed and they are currently in the Planning Board process.

The Community Center project is ready to go out to bid and will be constructed approximately one year from the start up of construction. The project has been delayed due to a pending lawsuit against the Planning Board's approval of the Community Center Project, a moratorium on construction in Kittery and this conversion.

**Practical Alternatives to the conversion have been evaluated and
rejected on sound basis**

The following is the synopsis of the alternative sites reviewed and deemed unacceptable or unavailable:

- Frisbee School Site: Rejected because the School Dept. wanted it for the future.
- Meeting House Village: They were going to build additional units
- Church Land close to Shapleigh School: They decided to build on the land
- Land next to Town Hall: It was sold to a developer
- Highway Garage Area: Costly due to relocation of the Highway Garage, amount of wetlands, not enough usable land
- The Town Farm: Not permitted against the deed
- Old Sparkle Spot: Not large enough with wetland setbacks
- Eagle Point: Council would not permit our use on this site due to the rare waterfront component
- Rogers Park: Council would not permit our use on this site and the school department wanted to keep it for the future
- Fernald Field: Too much money and not enough contiguous build-able land

Practical Alternatives to the conversion have been evaluated and rejected on sound basis (Continued)

- **Haley Field:** No water or sewer in that area and a good distance from the majority and senior housing and the village. (See Council Mins May 21, 2001 tab #19)

The committee pursued the Eagle Point site, however, The Kittery Town Council did not permit that land to be used for our purpose and felt it served a better use as open / green space due to the waterfront componet.

Preliminary sketch plans of a Community Center at the Highway Garage site were done and it was determined that the Highway site was not large enough due to wetlands and that the Highway Department would be required to move and a new facility would need to be built elsewhere. The costs associated with the relocation made the site undesirable.

The Committee aggressively pursued the Frisbee School site and went to the Kittery Town Council. After much discussion the Town Council sent the Building Committee to the School Board who determined that the school might want to expand in the future, so our proposal to have the center on this site was voted down.

Haley Field does not have water or sewer and was considered to be far away from the majority of residents, far from the two senior housing areas, not within walking distance from Frisbee and Traip Schools, and too far to walk from the village. To bring sewer to this location from the mall area (Trading Post) would be over \$1.5 million since there would have to be a pump station as well. This estimate was obtained from the Kittery Sewer Department Superintendent, Steve Tapley. To have water at Haley Field would cost approximately \$100,000 and this estimate was obtained from Mike Rogers from the Kittery Water District. After receiving this information it was determined not to be a good, affordable place for the new Community Center. Haley Field was chosen at this time, however, to be the property that the Town would purchase for the conversion of Emery Field, with a purchase price of \$200k. Fields are often further away than Community Centers and individuals are accustomed to transporting their children to games or practices.

On July 2, 2001 the Chairman of the Recreation Committee Pat Bedard and the Town Council had an executive session to discuss a purchase and sales agreement on Haley Field. It took a long time to close the deal on Haley Field and it was finally purchased in 2003 for the conversion that was presumed necessary at this time. (See mins of Town Council meeting 7/2/01 Tab #20)

The Committee went back to the ratings sheets and discussions and concluded that the Emery Field location met all of the needs after all and did some further investigation on soil surveys, land surveys and an initial sketch plan. After all the reports were tallied the Committee went to the Town Council to report their findings. (See council mins June 28, 2004 page 2 Tab #21)

**How the proposed replacement site is of reasonably equivalent
usefulness and location**

The recreational fields in the Town of Kittery are not centrally located. For example, there are no fields at the high school. People travel for sports practices and games in Kittery and to other communities. Fields are rarely centrally located in communities and in Kittery large parcels of available land are very limited. Haley Field follows this trend as well as the existing Emery Field. Being located in Southern Maine and our residents are accustomed to traveling great distances bringing their children to games in surrounding communities.

Haley Field is in an area that has high-income families and very low-income families. Within walking distance are two small mobile home parks, Manson Road and Cutts Road, with mostly low-moderate income individuals. Off of Piccott Road there is a new upscale housing development going in. This is a very mixed-income area. Not far from Haley Field approximately 3/4 mile is Shapleigh Middle School. (See map attached Tab #22)

The usefulness of Haley Field is enhanced from what is presently at Emery. It will be a larger field with a design that can be multi-purpose with a state-of-the-art drainage system proposed providing a more usable playing surface. There will be more parking than what has been offered at Emery Field thus reducing the inconvenience and hazard of parking on the street. The only parking for Emery Field is on the basketball court and if the adjacent Community Center's parking lot is full, and people need to park on the court this causes a problem for people wanting to play basketball.

Haley Field having 6.57 acres will have a large multipurpose field, much larger than any field that Emery (about 4 acres open space) could accommodate. Some of the 4 acres at Emery Field is wet in the spring and fall and must be avoided so all of the 4 acres of green space is NOT usable land.

The Town of Kittery is not losing green/open space, overall the proposed new Community Center with green space and Haley Field provide a larger green/open space in Kittery thus increasing outdoor recreation space between the two locations. The construction of the new field will lessen the overuse of Memorial, Frisbee and Shapleigh Fields and future maintenance efforts will result in a higher quality turf grass at all of the facilities. With the construction of Haley Field the moratorium on field use may be lifted. Currently no new programs for the high school or recreation, teams or sports can be scheduled on the existing fields due to over crowding and wear and tear on the fields. (See Tab #15)

**Proposal's consistency with the Statewide Comprehensive Outdoor
Recreation Plan (SCORP)**

An approved SCORP is a requirement of the National Park Service (NPS) in order for a state to maintain five years of eligibility to receive and expend federal Land and Water Conservation Fund (LWCF) monies, which can be used at both the state and federal levels for land acquisition, public outdoor recreational facility development, and planning.

Though the proposed Community Center is not the type of development/facility addressed through the SCORP, there are several strategies that can be applied to components of the center, as well as both Emery and Haley Fields, to show the proposed conversion is consistent with the current (2003-2008) SCORP.

**Document the value, tangible and intangible of municipal recreation
programs and facilities so communities can make informed
decisions about priorities and municipal support can be
increased for local initiatives**

Municipal recreation programs have numerous tangible and intangible values. The greatest values that one can associate with these programs are the social, emotional, and physical well being of those who participate in such programs.

The elderly population is growing in leaps and bounds with the baby boomers nearing retirement age. The demand for recreation is at a long time high. With the increases in population and baby boomers nearing retirement, recreational opportunities are even more important today and for the future. Municipal recreation programs increase those opportunities for our residents and provide our newly retired residents with the amenities that they are accustomed to having.

After school programs keep children safe while their parents are at work and also have been known to help them achieve in school. Unfortunately, more than 15 million children lack access to after-school programs. This is concerning because the incidence of violent juvenile crime triples during the hours of 3:00 and 6:00 pm. The National Longitudinal Study of Adolescent Health, a Congressionally mandated, federally-funded survey, reports that "problems with school work and time spent in an unsupervised setting with friends who engage in unhealthy behaviors are the two highest predictors of juvenile involvement with weapons." (See Promoting Safe Communities Tab #26)

The new Community Center will provide special places for the community to hold their meetings, for seniors to have a place to come to and socialize with other seniors and enjoy many activities and healthy meals. Youngsters will be able to come to the center

Document the value, tangible and intangible of municipal recreation programs and facilities so communities can make informed decisions about priorities and municipal support can be increased for local initiatives (Continued)

after school and engage in healthy alternatives and not be home alone or get into deviant behavior because there is nothing for them to occupy their time after school.

The new Community Center will have an intergenerational component to programming. With seniors, adults, teens, youth, and preschoolers using the building many opportunities for interaction will occur spontaneously as well as programmed activities. Having the senior area at the center while others are using the facility simultaneously will assist with developing an understanding of each generation and assisting to putting an end to stereotypes. Active, elderly adults can share their lifetime of wisdom, values and life experiences with the youth in programs established in the center. The youth can teach seniors computer skills. The center will provide areas where shared activities, tutoring and mentoring can happen. Programs can be developed and space will be provided for intergenerational fitness programs and activities.

AARP refers to intergenerational programs as the “purposeful bringing together of different generations in ongoing and mutually beneficial planned activities designed to achieve specified goals. Through intergenerational programs, young and old share their talents and resources, supporting each other in relationships that benefit both the individuals and the community.” (See Communities for a Lifetime-Cultural and Social Opportunities Tab #34)

Encourage state agencies to become more involved in regional comprehensive planning, and require local planning to consider regional, multi-community coordinator and cooperation

In 2004, the planning for a pool was dropped from the Community Center proposal because the committee had decided that an indoor pool would be too costly for one community to absorb. It was decided to conduct future discussions with area communities to investigate a regional indoor pool to share the costs associated with construction and annual operations. There currently is an indoor pool being developed in York, Maine. This pool, although privately owned, will provide our residents with the opportunity to take part in those activities and/ or continue to utilize the Seacoast Y in

Encourage state agencies to become more involved in regional comprehensive planning, and require local planning to consider regional, multi-community coordinator and cooperation (Continued)

neighboring Portsmouth, New Hampshire. Kittery Recreation has partnered with the Seacoast Y in Portsmouth, NH to offer swimming lessons to our residents in the Fall, Winter, and Spring months. Kittery has a small outdoor pool that is used in the summer.

The Kittery Community Center will be accessible to non-residents with some of our programming. The Towns of Eliot and York do not have a community center and some of their residents will participate in activities at the new center. There will be some activities that will only be offered to Kittery residents, however, many classes and activities will also accommodate non-residents from surrounding communities as well. There will be an additional fee charged for non-residents to participate in our offerings.

Multi-community coordinated activities are presently held. Recreation summer camps (625 kids) from Berwick, Eliot, Kittery, Lebanon, South Berwick and York participate in a Camp Festival on “Choose to be Healthy” a Healthy Maine Partnership. This day is sponsored by the town recreation departments, York Hospital, and the KEYS of Promise Task Force. The Festival would not be able to exist without the support from the multi-communities. There are meetings held with KCLC (Kittery Children’s Leadership Council) monthly with representatives from Portsmouth NH, Eliot, Kittery, York, South Berwick participating; Well’s Recreation and Kittery Recreation have participated in combined activities to save money and encourage our groups to socialized with each other. The new center will allow us to have more of these types of events as Eliot, York, and other surrounding towns do not have community centers.

Ensure that local recreational facilities appeal to entire spectrum of users and uses

To ensure that the new Community Center would meet the needs of all its users, the Building Committee sent town wide surveys to the Kittery Residents asking for their input on the new building. In addition, the citizens were able to vote on the building three times. Their opinions were accepted each time and changes to the plan were made. After the first two versions of the building was defeated, the majority of the town voters accepted a more scaled down version with the third referendum vote and it passed.

The new Community Center is designed to accommodate the needs of all the residents of Kittery. The new facility will house a regulation sized gym with room for seating, senior citizen area,

Ensure that local recreational facilities appeal to entire spectrum of users and uses (Continued)

multi-purpose rooms with kitchen, fitness equipment workout room, aerobics / dance room, two classrooms, a community room, full locker rooms, storage for various recreation department activities, administrative area for the recreation department, and a 2,500 sf physical therapy facility managed by York Hospital. Also, included in this project will be the development of two 40 foot by 90 foot outdoor peewee soccer fields, and a volleyball court. The existing outdoor basketball court will remain. The Parks Department would like to restore the wetland back to an ice rink, which would increase the outdoor recreation at Emery Field. The new facility will utilize the existing Emery Field for the new expanded building, its required parking and storm water management, which includes a retention pond. (See attached site plan approved by the Planning Board Tab #2)

The recreational opportunities will increase with a new community center. The present center does not have a full size gymnasium with proper ceiling heights. The new center will house a full-size gym with proper ceiling heights, and some seating. The School Department schedules two full-sized gyms in town and the Recreation Department gets bumped often. Having one gym that the Recreation Department manages will reduce the demand on the school facilities and will permit recreational offerings to expand. There will be walking programs for adults and seniors, after-school pickup basketball and other spots for the youth in the area and adult sports leagues, all of which are not offered now due to inadequate space. Dances will be held for all age groups and our special events like the Halloween Extravaganzas will now be able to offer indoor and outdoor activities more enjoyable to all.

The new Community Center will be used by all ages in the community. There will be classes and activities from tots thru adults and senior citizens. This new center will house a senior center with programs for the seniors of the community. Other programs in the facility will use the workout room, dance studio, and gymnasium. After-school pick-up basketball programs, walking programs for seniors in the morning, arts and crafts, dances; aerobics classes are just some examples. The peewee soccer fields and outdoor basketball court are also examples of recreational uses. The new Community Center will offer many diverse opportunities thus serving the entire spectrum of users. (See March 28, 2005 Council mins page 3 Tab #23)

Increase planning for recreation in local comprehensive planning ensuring that facilities/programs will meet needs and be sustained

On September 26, 1994, the Kittery Town Council appointed community members to a Recreation Committee. This Committee was formed as many deemed the present center to be in disrepair and too small to accommodate the growing needs of the community.

A 1999 Update of the Kittery Comprehensive Plan states, "At present, the 5,700 square feet Community/Recreation Center is inadequate for the needs of the Town and is in a state of disrepair." It goes on to add, "At this point there are no showers, changing

**Increase planning for recreation in local comprehensive planning
ensuring that facilities/programs will meet
needs and be sustained (Continued)**

rooms, weight rooms, or cardiovascular areas. There is a small room used for basketball. However, it has very low ceilings and the heater units are positioned in the area used for play. There is a need for a place for adults and children to meet. (Tab #1 pg. 194)

Because of the condition of the Community Center at that point, the Town set policies pursuant to a local goal of providing recreational facilities to adequately meet the needs of the Town's current population and to provide facilities for the growing population. Two goals that directly pertain to the new Community Center are, "The Town should work to increase the number of athletic fields, especially soccer fields, available for use by both the Kittery school system and residents."-Page 209. And "The Town should consider enlarging the facilities available at the Community/Recreation Center or replacing the center in order to provide adequate facilities for not only the current population but for the future population."-(Tab #1 page 210)

This new Community Center would achieve the Town's goal of providing adequate facilities for its current citizens as well as the future population. It is a building that the entire Town will be proud of for generations. (Tab #1 pg. 209)

Additional Recommended Actions

This entire section does not apply well to our situation, however, the following does fit.

Give higher priority to municipal LWCF grant requests that will create additional parking to meet identified high priority urban area deficiencies.

Emery field area/Community Center has always had difficulty with having enough parking area for vehicles during special events, soccer practices and games and when the center has several classes or activities going on at the same time.

During our events all of Cole Street and some of Manson Avenue have cars parked along them because our modest parking lot (45 spaces) does not accommodate all of the participant's cars. This is both a nuisance and a hazard. Inclement weather will no longer cancel our outdoor events because we will have the indoor space to accommodate these events. The New Building will have 112 parking spaces thus relieving the parking concerns.

The Community Center parking lot is also an overflow parking area for the people in the village who park on the road because they do not have a driveway with their housing

Community of Outdoor Recreation and Smart Growth-Regional coordination and Cooperation (Continued)

unit. In the winter there is a ban on parking on the road so these individuals use our parking lot for overnight parking. The increased spaces, with the new building, will help if a resident needs to leave their vehicle for more than just overnight. Presently, due to limited parking, cars need to be moved first thing in the morning before our classes start.

Multi-Community Coordination-The Kittery Community Center will be accessible to non-residents with some of our programming. The Town of Eliot does not have a community center and some of their residents will participate in activities at the new center. There will be some activities that will only be offered to Kittery residents, however, many classes and activities will also accommodate non-residents from surrounding communities. The new Community Center does not have a pool as part of this project.

Consider Regional-In 2004, the planning for the pool was dropped from the proposal because the committee had decided that an indoor pool would be too costly for one community to absorb and feedback from residents stated they wanted the gym put back into the plan. It was decided to conduct future discussions with area communities to investigate a regional indoor pool to share the costs associated with construction and annual operations.

Provide safe routes, sidewalks etc: There are sidewalks into the Village Area from Woodlawn Avenue and a new sidewalk has been placed along Manson Avenue. Sidewalks are available on Cole Street next to the Community Center as well. As part of the new facility sidewalks are provided into and around the site.

Local recreational facilities appeal to entire spectrum of users and uses: The new Community Center will be used by all ages in the community. There will be classes and activities for tots thru adults and senior citizens. This center will house a senior center with programs for the seniors of the community. Other programs in the facility will use the workout room, dance studio, and gymnasium. After-school pick-up basketball programs, walking programs for seniors in the morning, arts and crafts, dance, aerobics classes are just some examples. The peewee soccer fields and outdoor basketball courts are also examples of increase recreational uses. The new Community Center will offer many diverse opportunities thus serving the entire spectrum of users. (See March 28, 2005 Council mins page 3 tab #23)

*Community of Outdoor Recreation and Smart Growth-Regional
coordination and Cooperation*

Haley Field

Field maintenance for Haley Field will be the responsibility of Kittery's Parks Division. They maintain all of the parks in the Town of Kittery.

Local recreational facilities appeal to entire spectrum of users and uses:
The Haley Field area will not have indoor facilities and will be used primarily by sports teams for practice or pickup games. The new field will be more consistent with the regulations regarding size and shape of fields.

Chapter II SCORP- Supply of Outdoor Recreation Areas and Facilities

Municipal and local school system property represented only 10% of Maine's conservation and recreation lands in 2002. Emery Field will still provide outdoor recreation as well as a modern community center with the additional 6.57 acres at Haley Field. **These two properties being developed do increase the amount of municipal outdoor recreation property. Though a negligible amount of acreage on a statewide basis, it still increases the amount of land open and available for outdoor recreation.**

Chapter III SCORP-Outdoor Recreation Demand

The population in Maine's southernmost county, York, increased 14% between 1990-2000. York and Cumberland Counties account for 35% of the States 2000 population. York County has the destination that is most popular for visitors entering Maine. The real estate in York County has accelerated in recent years. The elderly population is growing in leaps and bounds with the baby boomers nearing retirement age. The demand for recreation is at a long time high. With the increases in population and baby boomers nearing retirement recreational opportunities are even more important today and for the future. The new modern Community Center will increase those opportunities for our residents and provide our newly retired residents with the amenities that they are accustomed to having. The fact that the Town has purchased 6.57 acres of open space is assisting with the demand of recreation. Limited acreage is available in Kittery for sale. The Town of Kittery has recently set aside a dedicated account of \$50,000 for the purchase of Open Space. This account shall grow over the years with grant monies and additional money budgeted annually. Kittery is working toward the future to have money in place when possible green/open/recreational properties become available.

Chapter IV SCORP- Outdoor Recreation Issues of Statewide Importance

Issue #1 Adequate fiscal resources for maintenance, development, and management. This includes resources for security of recreational areas; for education and information regarding recreational opportunities; assessment of recreational needs/interests, etc.

The Town of Kittery has greatly improved maintenance of Town buildings and grounds. The Park's department has a very good system in place with parks, fields, and street maintenance. In the past the Town has never been able to set aside a town wide maintenance account for building maintenance. Any maintenance needed for any building would be added to the department's budget. Many times when cuts were needed, those cuts came from each department's building maintenance account. Today, the Town has established a maintenance account that is available when unbudgeted maintenance items are needed on Town Buildings.

Must have public/private partnerships

The York Hospital is a non-profit healthcare organization providing healthcare services and education to the area. They have partnered with Kittery Recreation starting July 1, 2001. They have provided \$18,500 in scholarships annually for our residents who are lower income to have the opportunity to participate in our programs and daycare provided in our state license program. In the last five years York Hospital has donated to Kittery residents \$92,500 to be used at Kittery Recreation for programming. (See attached scholarships agreement Tab #24)

Having York Hospital continue and expand this partnership with Kittery Recreation by locating and sharing their Physical Therapy facility located on the Town's property and attached to the Community Center is a relationship so valued, available and valuable to the residents of Kittery. It is a win-win situation to have York Hospital part of this project. They will pay to construct their portion of the center and then will pay an annual fee to the Town for the lease of their portion of the land. They will assist with paying a percentage of the Recreation Department's janitorial staff and other items that will assist the Town with this new building. (See copy of York Hospital's non-profit information Tab #25)

Issue #2 *Smart growth implies a concentration of facilities, interconnected, in proximity to current users*

Pay attention to existing transportation links especially for child/teen facilities-getting there by yourself develops independence as well as young, healthy bodies, and it's fun!

One aspect that makes the Emery Field site particularly favorable is its proximity to two schools, two senior housing facilities, and the village families and seniors. The school bus company also has a bus stop right on Manson Avenue close to the present center and the proposed new center. This will allow children from various locations in Kittery to come to the center after school. This will provide the children with independence by getting themselves to the center. Also, this location is within one of the more densely populated sections of the town. **Few locations in Kittery would be this favorable for so many residents.**

On, May 21, 2001 Town Council minutes, Councilor John Dennett stated: *that he was a resident of this area and this facility would be 500' away from him. He said it was nice seeing the kids going back and forth in this area and keeping them busy. Councilor Dennett said he hasn't heard any major complaints around the neighborhood about the concept, so he would be inclined to move forward as well. (Tab 9B page 8)*

On May 30, 2001 Town Council minutes, Councilor Emery stated: *Over the years, she has had many parents from the Village tell her that they thought this was where the center should be, because that was where the most of the children were. She said that she favored this site for those kinds of reasons. (Tab #9B pg. 7)*

After-school programs keep children safe and youth safe while their parents are at work and also these programs help them achieve in school. Unfortunately, more than 15 million children lack access to after-school programs. This is concerning because the incidence of violent juvenile crime triples during the hours of 3:00 and 6:00 pm. The National Longitudinal Study of Adolescent Health, a Congressionally mandated, federally-funded survey, reports that "problems with school work and time spent in an unsupervised setting with friends who engage in unhealthy behaviors are the two highest predictors of juvenile involvement with weapons." (See Promoting Safe Communities Tab # 27)

**Have facilities include open space/nature experience,
special places and links.**

The new facility was designed to **enhance** the beauty of the existing Emery Field. This Community Center **has kept a larger percentage of open space than was required by local land use ordinances** and has made the open space an integral part of the entire project. A basketball court, two fields, (40 by 90 feet each), placement of outdoor benches, removing the existing building, enhancing the existing wetlands, maintaining existing vegetation, and adding native species, and the woods bordering the southern boundary of Emery Field will provide nature experiences in conjunction with this project. This center will provide special places for the community to hold their meetings, for seniors to have a place to come to and socialize with other seniors and enjoy many activities and healthy meals. Youngsters will be able to come to the center after school and not be home alone or get into deviant behavior because there is nothing for them to occupy their time after school. (See data about after school activities preventing crime (Tab #27)

Issue #4 Availability and access to a diversity of community recreational activities

**School facilities and equipment can be public resource-form coalitions
with School Administrative Districts;**

Schools in Kittery and the Town of Kittery have a very healthy relationship and share resources in many areas. The Schools are scheduled as often as possible by the Recreation Department. (See Schools usage reservation form Tab #28)

The Kittery Recreation Assistant Director is on a coalition with many organizations. The Kittery Children's Leadership Council's Mission Statement is to bring community members together to improve the well being of children in Kittery with a specific focus on safe and supported youth and the increase in educational attainment and achievement.

Members affiliated with the coalition are: Counseling Services, Inc.; Public Library; Community Wellness Coalition; YMCA; Kittery School Department; Kittery Rotary; York Hospital; United Way of Greater Seacoast; Kittery Police Department; Family Resource Center; Boys and Girls Club-PNSY; Kittery Recreation Department. (See coalition brochure Tab #29)

The aging of America means different needs

Baby boomers will require a much greater share of public/private support and service. By 2030, there will be sizable increases in the number of people requiring services in health care, nutrition, housing, transportation, recreation, and education. (See Baby Boomer Public Policy: A New Vision Tab #30)

According to a survey by the American Association of Retired Persons (AARP), **close to half (49%) of boomers say they expect to devote more time to community service or volunteer activities during retirement.** More than seven in ten Baby Boomers (73%) say they expect to have a hobby or special interest they will dedicate a lot of time to when they are retired. (AARP Tab #31)

Boomers are going to participate in safe, secure and clean facilities that provide comfort, convenience, easy access, security and safety. We need to consider developing one or more of the following:

- 1. Fitness centers with state of the art equipment, classes for example in yoga, Tai Chi, stress reduction, and guided imagery (which can be conducted by certified therapeutic recreators who have the training, education and experience.)**

Kittery Recreation will have the capability to offer many classes to keep the baby boomers fit and stimulated with the additional of programming space.

- 2. Educational centers with computers**

Kittery Community Center will have computers available for individuals to use with access to the Internet. Computer classes will also be taught.

- 3. Opportunities for travel and tourism, outside of the community**

Kittery Recreation offers many opportunities for individuals to participate on day trips outside the community. (See current trips Tab #32)

- 4. Opportunities for volunteerism that have a purpose and are organized.**

With baby boomers expecting to volunteer, the Community Center will have ample opportunities for seniors to assist in the kitchen with meals on wheels; special luncheons put on by Recreation staff; indoor concession stand; light cleaning, answering the phone; receptionist and many more opportunities. (See Baby Boomers Present Parks & Recreation With New Market Opportunities Tab #33)

Intergenerational appeal and family

The new Community Center will have an intergenerational component to offerings. With seniors, adults, teens, youth, and preschoolers using the building many opportunities for interaction will occur spontaneously as well as programmed activities.

Having the senior area at the center while others are using the facility simultaneously will assist with developing an understanding of each generation and assisting to putting an end to stereotypes. Active, elderly adults can share their lifetime of wisdom, values and life experiences with the youth in programs established in the center. The youth can teach seniors computer skills or play cards or bingo with them or just socialize. The center will provide areas where shared activities, tutoring and mentoring can happen. Programs can be developed and space will be provided for intergenerational fitness programs and activities.

AARP refers to intergenerational programs as the “purposeful bringing together of different generations in ongoing and mutually beneficial planned activities designed to achieve specified goals. Through intergenerational programs, young and old share their talents and resources, supporting each other in relationships that benefit both the individuals and the community.” (See Communities for a Lifetime-Cultural and Social Opportunities Tab #34)

Outdoor Recreation Issues of Statewide Importance-Strategies Identified

***Document economic value (of outdoor recreation) with regards to business activity, private property values, attracting tax-paying residents, etc.
Intangible value is also important: identify what is of importance to the particular community. Empower the users to raise private monies.***

Residents will want to participate in the new Community Center and the amenities that will be included in the center. Some residents may choose to work out at the center instead of paying additional money elsewhere for memberships at other workout facilities. The center’s workout room will have many pieces of nautilus equipment, donated by York Hospital, and several cardiovascular pieces of apparatus. Without this donation from the hospital it would be impossible to furnish this workout room with this amount and quality of equipment due to the cost.

Document economic value (of outdoor recreation) with regards to business activity, private property values, attracting tax-paying residents, etc. Intangible value is also important: identify what is of importance to the particular community. Empower the users to raise private monies. (Continued)

Residents will be able to stop by and relax with a beverage in our reception café area. They can socialize with others while waiting to take a class, work out, attend an event or pick someone up after their class is finished.

Community organizations will be able to schedule meetings and events at the new Center.

Area businesses can become a part of this community dream by donating money to the facility for items that were not included in the initial budget due to the numerous delays and the recent escalation in the cost of materials, gas and construction. (See giving opportunities Tab #35)

Several Kittery Residents formed a nonprofit organization in 1997, called Friends of Kittery Recreation. This organization's goal is to support the Kittery Recreation Department and the Community Center and to raise additional funds for needed equipment, programs and to support the construction of a new center.

Friends of Kittery Recreation has raised over \$60,000 for the Community Center and has held many fundraisings to encourage residents and businesses to donate to this cause. The Friends have put together and paid publicity for the new Community Center to educate the public on what such a facility would mean to the Kittery Community. Friends have paid to hire consultants to research and write grants for the center to find additional funding for programs and facilities. (See Friends of Kittery Recreation Tab #36)

Property Values

Property values are at the forefront of every homeowner, whenever something different or new moves into their neighborhood. Through design and experience it is not the immediately surrounding properties that affect the property values, it's the community as a whole. It's the atmosphere of the community, the offered amenities, the proximity to daily needs, the sense of security and safety, the quality of education systems and the natural environment. **If one looks at some of the major marketing efforts by communities wishing to grow and raise property values, providing recreational and social amenities are two of their priorities.** Throughout the country, recreational and community centers are being proposed and constructed to enhance the feeling of community thus raising the property values of each community making the area a more desirable place to live.

Priority strategies

3. Manage existing resources to minimize impact

Define/visualize “desired state”; considerations-benefits vs. negative impacts (economic, social, environmental), regional distribution of recreation resources, carrying capacities (physical and social);

With the proposed conversion of Emery Field to Haley Field the Town of Kittery will reap many positive benefits. The Town will not only gain additional outdoor recreational area with the development of Haley Field but the added benefits of having a Community Center where multigenerational activities and programs can be held, fitness and wellness programs, sports and community events can happen is immeasurable. Emery Field over the year has had less and less active recreation and more passive recreation. With the new configuration proposed with the new Community Center, opportunities are generated for more active recreation. **The site will go from one underutilized softball field to two peewee soccer fields, volleyball court, and the possibility during the winter months as an outdoor skating area.** Many passive elements will be enhanced as well. The addition of park benches, landscaping and maintained open / green space will allow for more informal social gathers such as picnics and pickup games of Frisbee or other ball sports. With the concentration of residents being closer to Emery Field, many will be able to use existing walks and paths to get to the facilities and green/open space provided.

If this facility were proposed to be located elsewhere, many residents would not be within walking distance to the center. The Conversion from Emery Field to Haley Field will also provide additional outdoor recreational activities at Haley Field more than allowed or could be accommodated at Emery Field like larger team events and sports requiring larger fields. Also, Haley Field will allow for more involvement with the natural environment whereas Emery Field is landlocked in an urban environment.

The economic impact of the Conversion is also positive. With the Conversion the Town gains many opportunities for indoor and outdoor recreation. If the Conversion did not happen the Town would be impacted with the possible loss of a Community Center, loss of funds used to design/develop the new facility and the cost of the additional land purchase for a new facility. Haley Field’s multi-use field will accommodate soccer, field hockey, football and lacrosse.

With Kittery’s location on the southern tip of Maine, the area has many regional recreational opportunities. These include the waterways, and inlets, the beaches, the islands and access to other outdoor fields and forests. But the Town’s priority is to provide well-rounded, year round recreational programs for its residents of all ages. The Conversion of Emery Field will allow for the building to serve, not only as an indoor

Define/visualize “desired state”; considerations-benefits vs. negative impacts (economic, social, environmental), regional distribution of recreation resources, carrying capacities (physical and social); (Continued)

recreational facility, but it will serve as a support facility to winter outdoor events held on the grounds.

By far the least amount of negative impact on the environment, on the social and economic fabric of the community while promoting the physical and emotional wellbeing of **all** the residents in Kittery is to convert Emery Field to Haley Field and allow the new Community Center to be built on Emery Field.

Chapter V Wetland Component

Emery Field

A site survey was conducted in August 2001 and a wetland delineation was performed by a Maine Certified Soil Scientist. Based on his review of wetland vegetation and soil, a small re-established wetland was identified on the southwestern corner of the site. The total wetland identified is 3,920 square feet. It is believed that this area was a manmade retention area because of its defined shape.

There are several drainage structures associated with the area as well. During the planning board approval process, this area was left undisturbed and all required wetland setbacks were adhered to. **The current proposed site plan protects the existing onsite wetland, managed storm water, and protects downstream flow. No other wetlands were identified within the property lines and no other wetlands were impacted by this proposed facility.** (See site plan wetland delineation Tab #37)

Wetland Component

Haley Field

A site survey of Haley Field property was conducted on 2/24/06 by Easterly Surveying, Inc. The wetland portion of Haley Field will have metal fence posts with wetland boundary marker set and iron rods with cap sets to delineate the wetland. The wetland portion of this property will not be impacted by this field development project. (See map of wetland delineation Tab #38)

State Historic Preservation Findings

Haley Field- On June 25, 2004, a letter was received from Earle G. Shettleworth, Jr, State Historic Preservation Officer regarding Haley Field. Project: MHPC #1372-04, property located at the intersection of Picot & Litchfield Roads “has been reviewed and concluded that this project will have no effect upon historic resources, architectural or archaeological.” (See letter, delineation Tab #39A)

Emery Field- The original field was developed in the 1940’s by the Navy and its contractor. Correspondence from Maine Historic Preservation Commission states: **“Based on the information provided, I have concluded that there will be no historic properties (architectural or archaeological) affected by the proposed undertaking.”** (See letter Tab #43)

2.2 No action: The park is not converted

No action would be devastating to the Kittery Community if this proposed conversion were not approved by National Park Service after so much time has passed with planning the Community Center project on this selected and approved site by the Town Council. The Building Committee, the Recreation Department, many volunteers and a majority of Kittery residents have worked since 1994 to reach the goal of a new Community Center. They have put their hearts and souls into fundraising and campaigning. They have worked on educating the public prior to every vote on this issue so that individuals could cast an informed vote. It has been a part of their lives for the past twelve years. In 2004, when a successful referendum vote was passed for the bonding of a \$3.5 million Community Center they thought that their hard work was over and finally a new center was to be built.

Money locally fundraised almost \$600,000, from individuals and from the town budgetary process paid for architectural building and design fees, site surveys, traffic studies, geotechnical evaluations, wetland and storm water management, and the town approval processes. More importantly it purchased the Emery Field Replacement site, Haley Field.

No action would mean the Town of Kittery citizens would lose a center that would have brought a larger segment of the community together than it does now and provide a common meeting place, which is so necessary in all communities today. **No action** would mean multigenerational opportunities would be fewer and most likely generational segregation would continue to occur.

No action: The park is not converted (Continued)

No action would mean the children would not have a safe place to go after school, where they could play basketball, exercise, hangout, do homework or participate in other sports and activities that would keep them off the streets and keep them safe.

No action means the recreation opportunities would remain frozen at today's level and new offerings would not be able to be provided to meet our growing community needs and the needs of the future generations due to our present building restraints.

The present Community Center, is 5,700 sf. The building has four small offices two classrooms, small kitchen and a larger room approximately 1700sf that is used for fitness classes, large meals, karate, dance classes, peewee basketball etc. The building has had interior repairs such as plumbing and electrical and cosmetic items like new tile because the old tile was chipping away and becoming a hazard, fresh painting and some new lighting. The wiring and plumbing is old and does require upkeep each year. The furnace is quite old and actually is a hand me down from the Sewer Department when they had a new one installed several years ago and is not efficient and will need to be replaced if we remain in this building much longer. The building size and offerings are limited for different reasons. It is difficult to have several classes going on simultaneously due to the building being small and limited parking. We do not have a very successful aerobics program because the building does not have a locker room or showers, our classes have small maximums because of the size of the rooms; our larger special events cannot be held inside if it rains and must be postponed or cancelled.. The largest room that we have at the old center and the one used the most, has to be warmed up prior to classes and then the heat shut off because the blowers are so loud the instructor or music cannot be heard over the loud noise.

No action means losing this opportunity at this location will most likely kill the Community Center project for another twelve years. The site is central to the population it serves and conducive to the expanding demographic population base. Kittery residents deserve and require a facility that they can be proud to have in their community, one that can house countless opportunities and programming for our multigenerational population now and in the future.

No action means a change of the venue will require a new site search and referendums will be required when and if a new location is identified. The cost of construction, land and infrastructure costs, and interest rates are all increasing. The budget will have to increase or the overall project will need to decrease, causing the loss of many valuable activities and programs.

No action: The park is not converted (Continued)

Emery Field is primarily open recreational space for the surrounding Village to use. Limited sports outside of basketball and soccer are played. There would continue to be a field usage issue within the Town and the moratorium on field usage would not be lifted.

No action means the Town would not be able to expand sports programs to include those, which we do not currently offer-i.e. lacrosse, or expand our current league teams as the need arises due to limited field space and the wear and tear on the fields.

No action would inhibit an existing regulation size gym shortage for all of our residents in the Town and requested additional activities today and in the future would still go unmet. Kittery has two full size gymnasiums in the Town, one at the High School and one at the Middle School. Two gyms are not adequate for a town the size of Kittery and with a very active Recreation Department scheduling activities that cannot be held in their own facility due to size. (Facility Comparison Tab39B)

No action means Emery Field left as is will not meet the needs of an emerging population in this area. Its green space is limited in use whereas the approved community center design allows for additional/increased field usage because the area will not be wet. The basketball courts will be maintained and the project will create additional green space for the area.

No action will continue to promote the unmet recreational need not only in this area, but the entire Town and Navy Yard population.

3.0 Affected Environment Existing Conditions of resources for each site

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Populations and Neighborhoods Served

Emery Field

Emery Field is located in a Kittery neighborhood known as Admiralty Village. Admiralty Village was a neighborhood, built to house Navy workers at the Portsmouth Naval Shipyard. In 1940, the Navy hired a contractor to build 600 homes, broken down into 225 duplex units and 150 single homes and the associated roads in the neighborhood. Over the years the homes were conveyed to other agencies and eventually to private homeowners. Many of the homes were renovated or expanded over the years, some replaced, but most of the original footprints remain. Families, some students and seniors are presently occupying the homes. In the past years most people were considered low income if they lived in the village. Today it is a mix of low to medium-income

Populations and Neighborhoods Served (Continued)

individuals and families. Several homes have become rental properties for owners residing elsewhere. Although Emery Field is considered in Admiralty Village, newer developments have occurred adjacent to the site and there is town water, sewer and natural gas in the village area. New multi-family and condominium projects have been

built on the adjacent streets. Also, there is a privatized Navy housing development located a few blocks away, which contains its own recreational open/green space. This area is within walking distances to two schools, adult and elderly housing, post office, banks, etc.

Haley Field Populations and Neighborhoods Served

Haley Field is in an area less-densely populated and is easily accessible. The area is adjacent to Interstate 95 and away from the town center. This area has and is being developed by some high-income families and some very low-income families. Within walking distance are two small mobile home parks with mostly low-medium income individuals located on Manson Road and Cutts Road.

Currently off of Picott Road there is a new upscale housing development going in, and in general the density and number of homes is increasing. The area has a lot of available land for future development as well. This is a very mixed income area. Not far from the area is Shapleigh Middle School with its sports fields called Shapleigh Field. This property was developed with LWCF Funding.

According to the 2000 census by the U.S. Census Bureau, the median household income in Kittery is \$42,050. There are 6.5% of people who make less than \$10,000. The highest percentage being 22.7% persons makes \$50,000-74,999. Whites make up 95.98% of Kittery with African Americans at 1.78%, Hispanic or Latin at 1.5% and the remainder from numerous races. The population was 9,543 people, 4,078 households, and 2,528 families. Of the 4,078 households 27.7% have children under the age of 18. Also, 15.2% of the population is 65 years of age or older. (See census info profile selected economic characteristics Tab #40)

Public Outdoor Recreation Opportunities and Facilities for both sites

Emery Field

Emery Field is the name given to the overall site bounded by Cole Street, Manson Avenue and Woodlawn Avenue and by private property owners on the south and west. **The current site has a basketball court that is used a great deal by area youth and adults and is remaining as part of the new project.** The site also contains the 5,700 sf existing concrete block building, concrete and gravel rear drive, a paved parking lot and

Public Outdoor Recreation Opportunities and Facilities for both sites (Continued)

one softball field. The field is mostly grass and the town keeps it mowed. Grass is growing over the base lines of the softball field. In the fall part of the field is used for our pee wee and nipper soccer teams for practice and games. Individuals let their dogs run loose even though there is a Field Policy regarding dogs on Fields. This has been very difficult to enforce. Dog owners have failed to pick up after their dogs and have created a problem throughout the entire year, but especially during the Fall season when soccer practice and games are being held.

There are special events held on Emery Field sponsored by the Recreation Department and these activities will continue to be held in this area after the new center is constructed. If possible we plan to use the retention pond for ice-skating in the winter months. The former ice rink-now called wetlands would be easier to restore because of piping and water control features still in place. When the new project is completed, the paved outdoor basketball court will remain, two dedicated pee wee soccer fields of 40 feet by 90 feet each will have been created, additional green open space will be provided along Manson Avenue, new park benches will be added and the overall site vegetation will be maintained and upgraded.

Overall, Emery Field has a usable open space of only about 4 acres. The existing Center and parking occupies some of the acreage and Emery Field sometimes is unusable because of wet conditions due to the storm runoff and subsurface drainage.

Haley Field Public Outdoor Recreation Opportunities and Facilities

This field will be developed as an outdoor recreation field. This field is larger than Emery Field and the sports field will be larger than any playing field that Emery Field could accommodate. Haley Field is an area of 6.57 acres. Unlike Emery Field, this field area will be used in the Spring, Summer and Fall. **The construction of the new field will lessen the overuse of Memorial, Frisbee and Shapleigh Fields and future maintenance efforts will result in a higher quality turf grass at all of the facilities.** It will hopefully **also lift the moratorium** Kittery has on field usage, which currently restricts additional school or recreation activities/programs due to the over-usage of the above-mentioned fields. . (See rules & regulations field use Tab # 41)

Historic/Cultural Resources for both sites

Haley Field

On June 25, 2004, a letter was received from Earle G. Shettleworth, Jr, State Historic Preservation Officer. Project: MHPC #1372-04 property at intersection of Picot and Litchfield Roads **“have been reviewed and concluded that this project will have no effect upon historic resources architectural or archaeological.”** (See letter Tab #42)

Emery Field *Historic/Cultural Resources*

The original field was developed in the 1940's by the Navy and its contractor. Correspondence from Maine Historic Preservation Commission states: **“Based on the information provided, I have concluded that there will be no historic properties (architectural or archaeological) affected by the proposed undertaking.”** (See letter Tab #43)

Floodplains and Wetlands Eox for both sites

Emery Field

There are no floodplains identified or associated with this location. Extensive land surveys including topographic survey, subsurface testing, soils testing, wetland delineation, and property boundaries were completed on Emery Field. Geotechnical consultant, R.W. Gillespie, Inc. was hired to determine all subsurface conditions and soils. The original site survey was conducted in August 2001, and a Maine certified soil scientist delineated a small wetland on the southwestern corner of the site. This wetland of 3,920 square feet was used as an outdoor skating area until recently. It is believed that this was the original retention area (ice rink) for the site when the subsurface drainage was done for the softball field. Because of the growth of wetland vegetation, the area was classified a wetland. A DEP permit # L-2244-NB-A-N was granted on September 30, 2005 based on using the small wetland as part of the storm water management system. **During the Planning Board approval, they requested the site plan be redesigned to totally avoid the wetland area and to meet all town requirements regarding setbacks and undisturbed area. As proposed and approved this project does not disturb or fill any wetlands on the site.**

The original design of the project proposed 86,000 square feet of building and parking areas requiring a storm water permit application through the Maine Department of Environmental Protection. A redesign of the project in March 2006 reduced the building and parking areas to 73,000 square feet and eliminated all wetland impact. An Application for Project Modification to the original storm water permit was submitted to MDEP in May 2006 and is pending their approval.

Floodplains and Wetlands (Continued)

In addition, the Emery Field is located in the Spruce Creek Watershed. Spruce Creek has been deemed a “most at risk water body”. This requires storm water quality treatment by the removal of Total Suspended Solids (TSS) and hydrocarbons from the proposed development. Total Suspended Solids include all silt and clay sized particles that will not pass through a filter. The required amount TSS removal, based on a sliding scale mandated by Maine Department of Environmental Protection, is a minimum of 47 percent. The proposed detention basin achieves 10 percent TSS removal. Casco Traps installed in the catch basins also achieves 10 percent TSS removal. A proprietary Downstream Defender treatment unit achieves 60 percent TSS removal. Based on a weighed average of incremental TS removals, the design exceeds the required removal of 47 percent. As stated prior, the proposed facility will require an extensive storm water management plan reviewed by the state and approved by the appropriate town boards. This plan will include a retention basin and all storm water exiting the site will be treated. (This info was obtained from Sebago Technics, Inc. Adam Bliss, Design Engineer Tab #44)

Haley Field Floodplains and Wetlands

This property contains 6.57 acres of which 1.97 acres have been classified wetlands. These wetlands drain toward and under the Maine Turnpike terminating in Spruce Creek. No floodplains have been identified on this property. As the site is developed all land use requirements and approvals will be met and any appropriate storm water management plans will be developed. There will be fencing to protect this area from human intrusion and preserve the water and wildlife resources. **Storm water management plans are completed and they far exceed requirements and are being used as examples by University of New Hampshire Storm water Center.**

Threatened and Endangered Species for both sites

Wildlife is typical of southern Maine, being deer, raccoons, ground hogs, fox, coyote, skunk, turkey, crows and other birds. Both sites fall outside the waterfowl and wading bird habitat areas identified in the Kittery Comprehensive Plan of 1999. (See Comp Plan fig 4.5 Tab #45 (A & B))

Emery Field Threatened and Endangered Species

Emery Field is located in a highly dense residential area and bordered on the South by a wooded area. This area is part of a parcel that was commercial in nature and has been vacant for some time. The area has become overgrown and provides shelter for many species.

Haley Field -Threatened and Endangered Species

Haley Field has woods bordering the field areas and additional woods and fields abut the Town's property providing habitat for many of the native species. Both Emery and Haley areas will not be entirely fenced in allowing for wildlife to pass through the sites, and in both cases habitat will remain for many species. Also wetlands will not be disturbed leaving nature in its natural state. Based on the Comprehensive Plan no Threatened or Endangered Species were identified as residing on either site. (See Comp Plan) Tab #46

Other resources identified on the Environmental Screening Form for both sites

#1. Soils

Emery Field

R.W. Gillespie & Associates, Inc. was hired to do the geotechnical reports on Emery Field. They did three studies and reports on Emery Field. The first one was in March 2001, Preliminary Subsurface Investigation; the second report was June 2001, Geotechnical Investigation; and the most recent report March 2005, was a revised report of Geotechnical Investigation. This report was for the purpose to develop information regarding subsurface soils and soil properties on which to base recommendations for design and construction of foundations, slabs-on-grades, below grade walls, and hydrostatic uplift resistance. Briefly, subsoil's consist of fill underlain by medium stiff to soft, low to moderate plasticity, silty clay that extends to depths of more than 15 feet over most of the building area. The clay thins rapidly to the north, south, and east; laboratory testing indicates it is slightly to moderately over-consolidate. Sand, sand-silt mixtures and glacial till predominate over the balance of the site. An organic layer, classifying as peat, was encountered over the west half of the proposed building area and will require removal and replacement. Groundwater was encountered at depths of 2 to 8 feet in most of the explorations. The proposed building can be supported on spread and /or continuous footings bearing on existing inorganic soils or new structural fill, and the ground floor may be designed as a slab-on-grade. Below grade foundation walls should be waterproofed. Under slab drainage and perimeter foundations drainage are recommended. Peat and existing fill should be removed from within the building limits; the existing fill may be reused outside of the building areas. The soil scientists have also evaluated the Emery Field location and has recommended the best placement for the building. This company will be contracted to oversee all geotechnical concerns during the construction site work and building. (See Gillespie's reports Tab #51)

Haley Field- Other resources identified on the Environmental Screening Form #1 Soils

A York County soils map of the area and the corresponding soils and the geological profile is available and attached.

The new recreation field will be constructed to provide a sustainable playing surface. The mineral resource of this project is the loam topsoil that is to be screened and mixed at 3 parts sand to 1 part loam ratio. This is the optimum texture for the sandy loam requirement of turf grass. This loam/sand mix will be reinstalled 8" deep over an 8" buffer of sand/gravel. This will allow water, air, and applied nutrients to rapidly permeate and be held in the root zone of the turf grass. The turf grass will be drought tolerant fescues and ryegrasses with lower fertility requirements than cultivars and bluegrasses.

The drainage and water quality feature of this project is the loam sand mix topsoil combined with the 8" sand substrate. The result will be the equivalent of a giant sponge that will easily absorb, filter, and hold water that can either be transpired by the grass or percolate and filter down through the subsoil and substratum to become groundwater versus storm water run-off.

#7. Wetlands/Flood plane

Emery Field

There is a small re-established wetland delineated in the southwest corner of the site. As stated earlier no impact to the wetlands will occur with the proposed conversion.

Haley Field- Wetlands/Flood plane

The proposed changes will not change the existing wetlands mentioned above. The existing wetlands would be included in a conservation easement. The Town is presently setting back 100' from the wetland and the surface water drainage pattern in this area will not change and the ground and grass buffer is going to be left as is.

#8. Land use/community livability/ownership patterns/property values

Emery Field

The Admiralty Village neighborhood area has always had a Community Center. The original building was constructed for the war housing built in the 1940's. The new center is much larger than what is currently in this area but the benefits and impacts to the entire community have been considered and deemed the new center will be a positive addition

Land use/community livability/ownership patterns/property values (Continued)

to Kittery residents. During many public meetings every effort was taken to reduce the neighborhood concerns. Two special neighborhood meetings were held at the center for people to ask questions of the site engineer and the architects. This was advertised in the area papers and on flyers and letters were sent to the abutters.

Less than (10) people showed up on either occasion. This project went before the Planning Board nine times prior to getting approval. On average, according to Kittery Town Planner Jim Noel, a project such as this would have up to five meetings with the Planning Board. With the advice of the Planning Board and the residents who expressed their concerns, **the site plan was redesigned several times with the requests and concerns of the neighborhood noted.** (Tab 47B)

For example: parking was reduced, the old center will be demolished, and the new building was slightly reconfigured creating more green space. The retention pond was redesigned to decrease the size and space that it occupied. The wetland was retained and left undisturbed. The gymnasium was designed to be built into a hill so that it would not be so high. The outdoor lighting plan was redesigned to have the least impact on the abutting neighbors; additional trees, shrubs and plants (235) were added to have more of a buffer; two exits were implemented to alleviate all the traffic entering and exiting on the same road. Cole Street's, entrance and exit to the center, that is presently used today, was eliminated. The Town put \$100,000 in a dedicated account for a traffic light on Shapleigh Road should the traffic become an issue in the future and if the State determines a light is necessary. Additional traffic studies were performed to make certain the total traffic picture.

Haley Field- *Land use/community livability/ownership patterns/property values*

The community will not be affected negatively by having Haley Field in the Picott Road Area. It is the perfect spot for a field and has always been a field, just not developed, as a recreational field. The traffic will be minimal to residents living in that area. Haley Field will be a destination-oriented location and traffic will increase on the connector of Picot Road. The parking lot access off of Litchfield Road, a dead end, was done so that traffic would have to come to a stop sign prior to entering Picot Road. There is a traffic impact report that was put together by Recreation Staff on field usage. (See usage report Tab # 48)

#15. Recreation Resources facilities, services, open space, opportunities, public access:

Emery Field

Emery Field will gain resources and services with the new Community Center providing needs and opportunities to Kittery Residents that the old Center could not provide due to space constraints. Some of the new services will be a workout room with cardio and nautilus equipment; a regulation indoor basketball court; a place for the community to connect with each other; and a physical therapy facility.

The public will have fairly easy access to the center with its centrally located site within walking distance from two schools, two senior housing communities, village residents and military housing families. Losing some open space area will have little or no negative impact on the village residents who use it periodically. In fact the outdoor active use area will be increased. The open space used for the basketball court, the additional two peewee/nipper soccer fields, volleyball area and additional areas for benches to be placed for relaxation and rest will greatly increase the open space opportunities and activities.

#15. Recreation Resources facilities, services, open space, opportunities, public access: Haley Field

Haley Field will be developed as a multipurpose field providing a completely new green open space for the residents of Kittery. The public access will be by a vehicle, bikes or walking by some of the residents in Kittery.

The usefulness of Haley Field will be enhanced from what we have presently at Emery. It will be a new larger field with a design that can be multi-purpose with a state of the art drainage system proposed. There will be more parking than what has been offered presently at Emery Field thus reducing the inconvenience and danger of parking on the street.

#16. Overall aesthetics, special characteristics, features:

Emery Field

The field is in the middle of a housing area with a tree line bordering the field on the Southern side of the property. The west side of the property has an eight-foot stockade fence bordering existing duplex and single-family homes. Some trees are along either side of this fence. The northwest portion of the property houses the current Community Center and its service drive. Along the northern property line is Cole Street. Old mature

#16. Overall aesthetics, special characteristics, features: (Continued)

trees line the property along the roadway. The back of the new center will face onto Cole Street but will be recessed into the slope of the site to minimize the overall height of the building. The Center's site plan was designed to face and to not interrupt the lovely wooded walking path that residents refer to as Dan's path. The stockade fence will also remain. Very few of the old trees (9) will be removed on the site and many new trees, shrubs and plants (235) are being added to the site. The old center faces Manson Avenue and is very close to the road, approximately 25 feet. When the demo of the old center is completed the view from Manson Avenue residents will be much more attractive and aesthetic than it is today. These residents will be able to see the tree lined boundary that the current center blocks today instead of looking at an old concrete block building in need of repairs. This space will provide much needed sight lines for both Manson Avenue and Cole Streets and will provide additional green space. The existing building is made of concrete blocks and looks like an old building even though there have been attempts to repaint it. There is little one can do to improve the looks without major construction and changes. The building is very close to Manson Avenue and blocks the view of the residents on Manson since the highest roofline is on the Manson Avenue side. The new building will be very attractive and modern and since it will be built away from where the existing center is it will be in a better location because the highest part of the roofline will be built into the hill producing a lower roofline than what would be usual for a gymnasium. There will be a great deal of landscaping with additional trees and shrubs as stated before in this document in detail.

Haley Field- #16. Overall aesthetics, special characteristics, features:

The natural features of and around the site is the hayfield location with tidal Spruce Creek as a back drop 450' feet away. Spruce Creek cannot be seen from the field at present due to a brush hedgerow along Litchfield Road. The human visual experience of the Spruce Creek backdrop will coincidentally be enhanced by the brush removal along Litchfield Road required for the parking lot construction. After the completed construction of the field this area will be a well-maintained athletic field. There will not be any buildings on this lot.

#20. Energy Resources:

Emery Field

The architectural firm, JSA with their consultants have done all of the design work since January 2005. This firm is very familiar with sustainable architecture and energy efficient design. They employ LEED (Leadership in Energy and Environmental Design) accredited professionals who have been working on this project. Although this project will not be LEED certified due to the cost, many sustainable practices were implemented into the design of this project. The building plans and specifications make the new Community Center the first building in Maine to be submitted to the Advanced Buildings Program and we are also participating in the Efficiency Maine Incentive Program. Efficiency Maine will issue funding rebates based on projected energy use savings. The Advance Buildings Program will rate the building in respect to the green design principles and certify the building as such. The site and building were designed to reduce energy consumption and conserve natural resources. Some of the energy efficient and green building features are: carbon dioxide demand control ventilation, reducing the amount of energy required to heat and cool outside air; High performance glass is specified, reducing the conduction of heat through the windows; Infrared plumbing fixtures including sinks and toilets, reducing water use; An improved roof insulation and building envelope was developed; High efficiency heating and ventilation units with efficiencies (EERs) above code required values are used; Motion sensors are used to automatically shut off lighting when rooms are unoccupied; Daylighting sensors are used to shut off lighting in come areas of natural light; Premium efficiency motors are used for equipment such as rooftop units.

Haley Field- #20. Energy Resources:

There are not any energy resources at this site and it is expected that the site will not require any.

#22. Land/structures with history of hazardous materials:

Emery Field

The existing center will be demolished when the new center has completed construction. The center had an asbestos abatement in the 80's. Environmental Safety & Hygiene Associates, Inc. Mark Coleman has completed recent assessment on the center in April 2006. The objective of the facility assessment was to develop and document the presence of accessible **Presumed Asbestos Containing Materials (PACM)** within the boundaries

Land/structures with history of hazardous materials (continued)

of the building that may be impacted by building demolition. His assessment states that the “building materials found to contain regulated levels of asbestos during the assessment are as follows; Asbestos pipe cover and widespread debris in the crawl space.” The Town will be hiring a professional company to remove this asbestos when the demo takes place to ensure compliance with all applicable regulations concerning removal and disposal of hazardous materials. (See summary tab #49)

Haley Field-#22. Land/structures with history of hazardous materials:

There is no hazardous material known.

4.0 Environmental Consequences

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Emery Field

The biggest environmental impact by the conversion of this property to allow the construction of the new facility is that the proposed building, its parking, new outdoor activities, and most importantly its storm water management plan will actually enhance and protect the environment. The storm water management will significantly reduce any silt or solids entering the Spruce Creek watershed. New vegetation will provide habitat for species found in the area, screen the neighboring homes visually and provide some sound barrier effects.

Also, the new facility is being designed with today’s materials. Materials and systems that have been developed over the years to be environmentally sensitive are being used for this facility. Since this site is already developed with an existing building, subsurface drainage systems and pavement, we are lessening the impact on the environment by proposing to use this location. One of the big issues with sustainable practices is to find areas of reuse, to increase density, lessen infrastructure, use existing public transportation, increase pedestrian access, this site meets all these criteria.

Haley Field- Environmental Consequences

Since this field has been farmed for a long time, there should not be any additional environmental impact by changing its use to a multipurpose recreational use. The wetlands will remain and be protected, the area will remain unpaved, trees will remain, and habitat will exist. Storm water run-off will be significantly reduced. Complete plans and analysis are available.

5.0 Coordination and Consultation

Emery Field

R.W. Gillespie & Associates has been with this project from the beginning. They have done all of the geotechnical surveys on Emery Field and have advised the Architects on building placement and construction items. (All reports available upon request)

R.W. Gillespie & Associates, Inc will be hired to do material testing and special inspection services. Their scope of work will be cast-in place concrete and reinforcing steel; soils as a construction material; masonry (mortar and grout reinforcing). This includes soils testing; concrete testing; masonry testing; and geotechnical testing.

Gorrill-Palmer Consulting Engineers, Inc.-This traffic and civil engineering firm is the company that has done all of our traffic study and impacts on the Emery Field site. Kittery Recreation staff did an extensive trip generation report to determine the parking needs for the new center. This report was given to Gorrill-Palmer staff and from that they determined the following: **“Based on our review of this information, trip generation levels would be comparable to those forecast in the traffic impact study.”** (All reports are available upon request)

Sebago Technics-Civil Engineering and Landscape Architects have designed the Site Plan, Civil Drawings, Landscape Plans, and Storm Water Management Plans for Emery Field.

Easterly Surveying-This firm did the initial property survey on the Emery Field property including hiring the Maine Certified Soil Scientist to delineate the wetlands.

CMA- Kittery’s Planning Board has held this project to a very high level of review. They also consulted with an independent engineering firm, CMA to review and make recommendations on our submission to the Planning Board. The Community Center project was the first project to be reviewed by an independent peer review team for the Planning Board. This additional review expense was paid for with project monies and several changes were done because of these reviews.

JSA Architects is the Architecture and Interiors firm hired and have they have completed the design for the new Community Center on Emery Field. They have coordinated most of the agencies in this project and have worked very closely with all of the professionals that have been hired. They have met with the State Fire Marshall and other agencies for complete construction documentation.

Planning Board-Kittery’s Planning Board has held this project to a very high level of review. They also consulted with an independent engineering firm, CMA to review and make recommendations on our submission. The Community Center project was the first

Coordination and Consultation Emery Field (continued)

project to be reviewed by an independent review team for the Planning Board. This additional review expense was paid for with project monies and several changes were done because of these reviews.

Town Council-Kittery has a Town Council and Town Manager form of government. The Council has been involved every step of the way since the Town Council created the Building Committee in 1994. The Community Center project has had many public hearings and opportunities for public comments over the past twelve years. Many changes to the building and site plan have come from these meetings and the public comment. Kittery takes very seriously the concerns of its residents and they try to do whatever possible to reach a compromise.

Department Heads-When the Town enters into a Town Project of any kind all of the department heads have an opportunity to review and comment on the project and site plans. JSA Architectural firm had several opportunities to get input from the fire chief, police chief, Planner and Code Enforcement Officer, Parks Superintendent and others. They all made suggestions that JSA many times incorporated their suggestions. Sometimes a suggestion would have a conflict with the Codebook, so with those items we addressed them by the Code.

HUD-The Community Center/Emery Field area was given to the Town in 1949 from the Public Housing Administration, a predecessor agency of the U.S. Department of Housing and Urban Development. HUD became involved in December 2005 when a citizen group challenged the Town that they were not interpreting the deed correctly. This group suggested that the field area known as Emery Field was forever to remain green/open space and for public use only. They felt that the fact that the Town was locating its Community Center and was allowing York Hospital's Kittery Physical Therapy offices to relocate and partner with the Community Center Project that this was not an allowed usage.

HUD met with Kittery officials, Duncan McEachern, Town Attorney and York Hospital Vice President, Stephen Pelletier. The following excerpt in a letter to Duncan McEachern, Esquire dated January 13, 2006 from Donna Ayala Director of U.S. Dept of Housing and Urban Development: "We reviewed your description of the proposed use of the land and accept your statement on behalf of the Town that the proposed use is consistent with the language in the 1949 deed that restricts the land to public use. HUD has no objection to the proposed use as described in you letter and wishes the Town success in its efforts to expand public facilities for its residents." (Letter attached Tab #)

Haley Field 5.0 Coordination and Consultation

Department Heads-When the Town enters into a Town Project of any kind all of the department heads have an opportunity to review and comment on the project and site plans.

Town Council-Kittery has a Town Council and Town Manager form of government. The Council has been involved every step of the way since the Town Council created a dedicated account to purchase land for a replacement field for Emery Field.

Planning Board-Kittery's Planning Board has held this project to a very high level of review. They also consulted with an independent engineering firm, CMA to review and make recommendations on our submission.

Soils and survey-Easterly Surveying Inc. has completed this work.

Design Work-The Town has engaged Robert Roseen, EIT, PhD and the Storm water Center at the University of New Hampshire to prepare a conceptual design of a manmade wetland and field under drain system for the facility.

CMA Engineers-were hired to do the final design of Haley Field using the conceptual design as a basis for final design and approval. They prepared a site plan including layout, grading and a cut and fill analysis. They also did the storm water management plan. They also did some reviewing of the submittal for the Planning Board.