

**COMMUNITY CENTER BUILDING COMMITTEE
MEETING AGENDA**

6:00 PM THURSDAY, JANUARY 8, 2026

GRANT HOUSE

- **Call to Order**
- **Public Comments**
- **Approval of Minutes of December 4, 2025**
- **Selectboard Update Recap**
- **Friends of the York Community Center**
- **BH&A Update**
- **Charrettes Preparation**
- **Other Items**
- **Action Items and Next Meeting Date**

COMMUNITY CENTER BUILDING COMMITTEE

MEETING MINUTES

6:00 PM THURSDAY, JANUARY 8, 2026

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee

Present: Greg Fyfe, Bill Olsen, Richard Raimondi, Gregory Schwab, Brianna Scott, Peter Murray (ex-officio) and Jacqueline Crafts (alternate)

Absent: David Cohen, Adam Gould, and Robert Palmer (ex officio)

Others Present: Pam DeGemmis, Joe Gulla, Karen Gulla, Joe Sharron, and Xandra Sharron

Call to Order

Chair Olsen called the meeting to order at 6:01 pm.

1) Public Comments

Olsen opened the floor to public comments. Four of the guests presented the following comments:

- A. Joe Sharron, a 26-year York resident who resides in Woodstone Estates, spoke about three concerns with the use of Village Elementary School (VES) as the site for the proposed community Center.
 - i. He said the Feasibility Study was impressive but lacked a traffic impact study for York Street and Woodstone Drive;
 - ii. He stated that selecting VES would be a mistake due to the heavy increase in north-south traffic on Woodstone Drive which would be a safety concern for playing children, the walkers and joggers, and those going to the mailboxes; and
 - iii. He noted that in the public sessions for the Feasibility Study, that those present overwhelming chose the Long Sands Road site as their first choice and only 14% chose VES;
- B. Pam DeGemmis, who also lives in Woodstone Estates, supported Sharron's comments and inquired as to why the Long Sands Road site was not chosen by the Community Center Building Committee

(CCBC); Olsen told her that during the committee's due diligence the Long Sands site was deemed unsuitable due to the size of the site and to the presence of ledge;

- C. Xandra Sharron, a Woodstone resident, noted that she didn't want Woodstone Drive to become traffic cut through like Raydon Road where people disregard the posted speed limit; and
- D. Joe Gulla, a Woodstone resident, noted that he was in favor of the community center, but he had an issue with using Woodstone Drive as a cutoff to the proposed site.

Murray reported that there were three public comments posted to the website.

- A. On January 6, Marie Stuppy, a York resident, noted that she drives three times a week to Kittery to use its community center to which she has purchased a non-residential membership; she stated that it would be great to have a similar center in York;
- B. On January 6, Art Vogel stated although the facility would be a nice addition to York, he is opposed to any center funded by property taxes and that it should be a private endeavor; and
- C. On January 6, Elizabeth Maziarz, a Center for Active Living (CAL) member, posted that she is very much in support of a community center for several reasons. First, CAL needs a larger space to conduct its activities, such as the recent Holiday Fair; secondly, the facility would be a hub for all generations of York residents to mingle, share ideas and projects, and participate in multigenerational events; and finally, it would be a center for connection between all York citizens.

2) Approval of the December 4th Committee Meeting Minutes

Raimondi moved that the minutes from the December 4th meeting of the Community Center Building Committee (CCBC) be accepted as amended; Fyfe seconded, and the motion passed without objection: Vote: 6-0.

3) Selectboard Update Recap

Olsen recapped the CCBC Selectboard Update which he presented at the Monday, December 8th York Selectboard meeting. He stated that the presentation, which updated CCBC events/actions since last June, was well received by the Selectboard.

He went on to report that there may be an issue with the CCBC's choice of the VES site. At the December 22nd Selectboard Meeting there was pushback by Selectboard members as to the School Committee's Reorganization plan. One of the questions raised by members concerned not utilizing VES as it meets some of the requirements of the reorganization plan. He said that at the recent School Committee meeting it was mentioned that at this time VES may be considered for inclusion in the reorganization plan, but that Coastal Ridge Elementary School (CRES) is not. Discussion by committee members concerning VES and CCBC plans was as follows:

- A. Murray noted that he had spoken recently with the York Superintendent and he reported the following items:
 - i. No vote has been taken about reorganization plan;
 - ii. Public hearings about the plan will be held on January 14th and 21st to gather information and reactions from the public;
 - iii. If the School Committee considers a three-school plan instead of a two-school plan, then VES would be considered for the third school; and
 - iv. A decision should be made in February if a reorganization plan would be on the May ballot;
- B. Olsen stated that the School Committee may have to pivot from the intended plans and that this committee may have to do so as well. He said that we may need a pause and then to relook at the Feasibility Study as to an alternate site;
- C. Murray mentioned that when he looked at the CRES site, he considered the facility as a whole and not with the possibility of a partial or full gutting; he also said that there was about 15 acres of useable land at the site;
- D. Fyfe noted that CRES could be utilized for low-income residential living;
- E. Scott stated that the part of the building could be utilized and part could be torn down to make room for the gymnasium and aquatic building; she also said that the site has access to many beautiful trails;
- F. Raimondi asked why CRES wasn't part of the Feasibility Study to which Murray responded that at the time it wasn't in the top three site choices;
- G. Fyfe stated that as a taxpayer he questions how many town-owned properties will be vacant in the next few years;

- H. Crafts wondered if there may exist some privately-owned properties that may be viable for the community center;
- I. Olsen noted that one selling point for the community center would be repurposing a vacant town-owned asset, such as CRES if it becomes available, and that FYCC could raise the funds for a feasibility study of a site that hasn't been investigated yet;
- J. Murray mentioned that the town owns several properties that may be viable: land on Route 1 and the land behind the York Beach post office on Short Sands Road are just two of them;
- K. Olsen offered that a sway of private land abutting the post office for other parcels of public land may be a possibility;
- L. Raimondi suggested that overflow parking at the Short Sands Road site could be a revenue source that could offset some of the operating costs of the community center; and
- M. Murray said that due to possible storm surge, the Short Sands land would have to be elevated;

4) Friends of the York Community Center

Olsen questioned whether the upcoming kickoff meeting of the Friends of the York Community Center (FYCC) group should be postponed due to the uncertainty of CCBC regarding the VES site. Discussion concerning the FYCC included the following:

- A. Scott stated that the kickoff meeting should be held to sustain momentum for the project and to have the group begin raising funds in the event that a feasibility study of CRES be needed;
- B. Raimondi posited that putting the meeting on hold may be advantageous until the committee knew the fate of the VES site;
- C. Murray stated that 17 or 18 people have responded that they want to be a member of the FYCC and of that number about half said that they would be attending the kickoff meeting on January 22;
- D. Schwab stressed that it was essential to have the FYCC up and running as it will be an essential part of the capital campaign and the advocacy strategy;
- E. Olsen said it would be necessary to find a leader for the group and a corps of five or six members to get the group launched;

- F. Murray said that he had reached out to Alyssa Wright to see if she would be able to attend the kickoff meeting, but has not had a response from her as of today;
- G. Crafts mentioned that the Communication Subcommittee had met last week and had worked on informational handouts for the kickoff meeting and developed concepts for the by-laws for FYCC;
- H. Schwab distributed copies of the FYCC overview, Articles of Incorporation and By-Laws of FYCC; he thanked Murray for supplying him with an outstanding framework for the items which he was able to retool into the proposed document; he recapped the proposed by-laws and asked CCBC to comment on them to which committee members stated that the documents seem to be “on the right track”;
- I. Murray asked for clarification on the proceedings of the meeting on January 22 since it is also the CCBC’s regularly scheduled meeting;
- J. Olsen responded that the CCBC meeting would consist of three items: Public Comments, Approval of the January 8th CCBC minutes, and the sole agenda item being the FYCC kickoff;
- K. Scott stated that the Communication subcommittee will meet to develop a presentation, handouts, and sign-up/interest sheets;
- L. Members decided that a portion of the Selectboard Update presentation could be used and supplemented with FYCC information; and
- M. Schwab stated showing the ground plans and elevations for VES site would be beneficial.

5) BH&A Update

Murray showed Bargmann Hendrie and Archetype drawings of the exterior of the proposed facility. It was determined that they should be used in the FYCC kickoff presentation.

6) Charrette Preparation

Olsen suggested that the charrettes be postponed while the decisions about VES’s future are being made. Members agreed that they should be moved to either April or May.

7) Other Items

No other items were discussed.

8) Action Items and Next Meeting Date

- A. The main action items are as follows:
 - i. The Communication subcommittee will meet to develop handouts, sign-up sheets and the presentation for the FYCC kickoff meeting; and
 - ii. Murray will send out an email reminder and social media update about the FYCC meeting.
- B. The next regularly scheduled meeting will be Thursday, January 22 at 6 pm at the Grant House.

Adjourn

Raimondi moved that meeting be adjourned; Fyfe seconded, and the motion passed without objection: Vote: 6-0.

At 7:05 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,
Gregory Schwab
Secretary