

Initial Questions about the Davis Property

BASIC INFORMATION

1. What and where is the Davis property?
2. How large is the property?
3. Can the back lot simply be split off from the front lot?
4. How does one currently access this property?
5. What are the easements on the property?
6. What are the significant environmental characteristics of the property?
7. What is the relationship among the properties of the Davis Family, First Parish Church, and the Town/Schools?
8. What is the history of ownership and use of this property?

THE POSSIBLE TRANSACTION

1. What is the proposal to be put before the York voters?
2. Why did the Davis Family approach the Town?
3. If the Town does not acquire the property, what will happen to it?

PLANS AND REGULATIONS

1. What does the Town's Comprehensive Plan say about this area?
2. How does this acquisition fit into the Town's capital plan?
3. What are the regulatory limits imposed on future use of this property?
4. How does this parcel relate to the planning work of the Village Study Committee?

DEVELOPMENT OPTIONS

1. Are there any development proposals for the property?
2. Are there currently any Town proposals for use of the property?
3. What possible uses might the Town make of this property should the Town acquire it?
4. Where are the existing and possible future access points to the property for cars, bikes, pedestrians, x-country skiers, etc.?
5. What rights do abutters to the property have with regard to possible future uses?
6. If voters approve Town acquisition of the property, who will decide what will happen to it?

VALUE & PROPERTY TAX

1. What is the current assessed value of the whole property, and of the property offered?
2. What might be the assessed value of the property if it were developed to the maximum extent allowable?
3. How much tax revenue would this property generate at the current tax rates?
4. If voters approve Town acquisition of the property, how much property tax revenue would be lost?

OUTSIDE ASSISTANCE

1. Will thorough studies of environmental conditions, traffic, and fiscal impacts be conducted prior to voter decision?
2. Should an independent professional service provide an appraisal, paid for by the Town, prior to determining the price the Town should be asking the voters to approve?
3. Should the Town seek to work with other entities that have property acquisition experience in York to facilitate this process?