

GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

December 2, 2014

Mr. Nathan Poole, Town Manager
Town of Falmouth
271 Falmouth Road
Falmouth, Maine 04105

Re: Tidewater Village Lot #4
Zoning Amendment Request

Dear Mr. Poole,

On behalf of our client, Doten Properties LLC, we hereby request amendments to the Town of Falmouth Zoning Ordinance and the Tidewater Village Design Guidelines in accordance with the attached documents.

The requested amendments include:

1. Allowing Restaurant and Outdoor Dining Areas uses for Lot TV-4.
2. Allowing the building size to be a maximum of 11,400 square feet. This was previously approved by the Town of Falmouth Planning Board in 2008 for a 2-1/2 story office building that was never constructed.
3. Allowing the new proposed building to face Hat Trick Drive in lieu of Farm Gate Road.
4. Allowing the off-site parking radius to be within 1,300 feet of the building main entrance for the balance of the 42 additional parking spaces required. The site will accommodate 22 parking spaces.

Attached you will find the following supporting documents for the Town Council's consideration:

- A. Proposed Amendments Conditions Memo describing the requested zoning changes.
- B. Tidewater Village (TV) Design Guidelines Narrative describing how the proposed project meets or exceeds the TV Design Guidelines.
- C. Concept Site Plan.
- D. Concept Floor Plans for the proposed Restaurant & Outdoor Dining Area.
- E. Concept Exterior Elevations for the proposed Restaurant.

We look forward to discussing the requested amendments and the merits of this project with the Town Council at the next scheduled meeting. Please do not hesitate to contact me directly with any comments or questions.

Respectfully Submitted,



Michael F. Hays, Principal
Maine Licensed Architect #ARC1724