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Project Narrative & Introduction

Avesta Blackstone Retirement Community

Project Narrative

Avesta Housing is seeking the creation of a Retirement Community Overlay District for the preservation of 20 apartments and the creation of 19 new apartments for low-income elderly persons, at 21 Squidere Lane. The community will be served by a part time resident service coordinator who works to build community and connect residents with additional resources to enhance their health and enjoyment. Management of the buildings and grounds is handled by Avesta Housing Management Company; this includes leasing, snow removal, grounds keeping, custodial services, and building maintenance. The proposed project is in compliance with the Town's Comprehensive Plan and the intent of the Retirement Community Overlay District.

Housing Types: Blackstone Apartments will consist of a total of 39 apartments for low-income elderly persons. This includes the rehabilitation of 20 existing apartments, and the creation of 19 new apartments. The existing apartments are comprised of 5 multifamily (garden style) buildings, each containing 4 apartments. There are 16 one-bedroom and 4 two-bedroom apartments within the original development. The proposed new building will be a 2-story multifamily building designed to match the rural character of the existing community. These apartments will be restricted to seniors at or below 60% Area Median Income (AMI). The proposed building will consist of 17 one-bedroom and 2 two-bedroom apartments.

The proposed new building is being oriented and designed to create a cohesive community. We are proposing the creation of a new community room to foster connectivity between the residents and the sense of a unified development. We are also maintaining consistency in color selections, siding, lighting and other architectural details that will demonstrate a common design character.

Services Offered: The property will have a Resident Service Coordination program. A Resident Service Coordinator will be available to residents a minimum of one day per week, for at least 6 hours. The resident service coordinator will evaluate service needs and refer residents to appropriate services. The service provided by the resident service coordinator will be at no cost to residents.

Compliance with the Town's Comprehensive Plan: The need for additional senior housing is acknowledged in Falmouth's 2014 Comprehensive Plan. The plan identified motivations (pg. 2), goals (pg. 51) and strategies (pg. 61) for growing community while also specifically acknowledging the challenges of a "graying population." In addition to meeting the obvious need and the Comprehensive Plan's goal of creating a diversity of housing, the proposed project also represents an excellent example of Smart Growth Development. The site is within close walking distance of public transportation, public library, shopping, retail, grocery stores, medical centers, hospitals, pharmacy and other daily amenities and services.

This furthers the Town's larger goal also identified in the Comprehensive Plan of preserving open space by directing new development into growth areas served by public water and sewer. The site is located in the RA zone which is an identified growth area for the Town of Falmouth. This 4+ acre parcel is underutilized with ample space to accommodate additional housing. The project is and will continue to be served by public water and sewer, please see the attached "will serve" letters. It is an ideal location for the addition of affordable senior housing.

Blackstone Apartments, Project Narrative:

Summary

Avesta Housing is seeking a zoning amendment for the preservation of 20 apartments and the creation of 19 new apartments for low-income elderly persons. This project is located at 21 Squidere Lane, Falmouth. Avesta Housing acquired the existing Blackstone Apartments in 2013 and since that time has been pursuing financing to perform essential rehabilitation work of this 40 year old property. Finally, in 2016 we received 3 awards making possible the much needed rehabilitation and the creation of 19 new affordable apartments for seniors. All of the financing awards received are highly competitive in nature and collectively introduce a rare and exceptional opportunity to preserve and create affordable senior housing in the Town of Falmouth.

The project currently consists of 20 garden-style apartments that receive rental assistance under the Section 8 program from U.S. Housing and Urban Development (HUD). All units are restricted to seniors 62 and older or disabled persons. These apartments were built in the years 1975-1976 and have not received any major capital improvements since their inception. The existing apartments require significant rehabilitation work. Avesta Housing plans to renovate these apartments by installing new siding, doors, windows, cabinets and flooring. The scope of work will also include better accessibility, improved pedestrian connections and an upgrade to the community area. The existing property consists of 16 one-bedroom and 4 two-bedroom apartments. The monies appropriated for these renovations are contingent upon the development of the proposed 19 additional apartments. We are requesting that the Town Council authorize the Town Staff to work with Avesta in the creation of a Master Development Plan to accommodate the proposed project.

Need

Avesta Housing has recognized that there is a strong need for affordable senior housing in Maine and the Falmouth community. Maine has the highest percentage of 65+ individuals in the U.S. Additionally, 1 out of 4 Mainers will be 65+ by 2030. Despite Falmouth being one of Maine's most affluent towns, the local need is still compelling - 760 out of 11,185 Falmouth residents are 65+ and live below the poverty line. The existing Blackstone Apartments have a current waitlist of 112 people. In 2015 only 3 apartments became available for people on the wait list. This speaks to the critical demand for senior affordable housing in this community which was also acknowledged in Falmouth's 2014 Comprehensive Plan. The plan identified motivations, goals and strategies for growing community while also specifically acknowledging the challenges of a "graying population."

Motivation: The recognition by the committee that demographics are changing with the *"graying of America"*...pg. 2

Goal: *"To encourage and promote housing stock with diverse price points for all Falmouth citizens."* Pg.51

Strategy: Enhancing and growing community through – *"diverse residential opportunities"* pg. 61

Suggested Action: *"Seek public input from seniors and explore the development of housing that is attractive to an age 65 and older population, including alternatives to senior housing programs, such as home sharing programs, accessory apartments, adult family care homes, and congregate housing, and sliding scale development."*

In response to the need, and congruent with Falmouth's Comprehensive Plan, Avesta proposes to add 19 more apartments for low-income elderly individuals. The proposed building will be a 2-story apartment building designed to match the rural character of the existing community. These apartments will be restricted to seniors at or below 60% Area Median Income (AMI). The proposed building will consist of 17 one-bedroom and 2 two-bedroom apartments.

Location

In addition to meeting the obvious need and the Comprehensive Plan's goal of creating a diversity of housing, the proposed project also represents an excellent example of Smart Growth Development. This furthers the Town's larger goal also identified in the Comprehensive Plan of preserving open space by directing new development into growth areas served by public water and sewer.

The site is located in the RA zone which is an identified growth area for the Town of Falmouth. This 4.7 acre parcel is underutilized with ample space to accommodate additional housing. The site is within close walking distance of public transportation, public library, shopping, retail, grocery stores, medical centers, hospitals, pharmacy and other daily amenities and services. It is an ideal location for the addition of affordable senior housing.

Financing and Timeline

The project will be financed using a number of sources including Low Income Housing Tax Credits from Maine Housing, funds from Federal Home Loan Bank of Boston's Affordable Housing Program and TD Charitable Foundation grant. As noted, the financing sources are highly competitive and as such have development milestones and deadlines for the use of funds. In order to maintain the schedules pledged in the competitive application process and avoid the potential loss of financing, we are looking to break ground in the fall of 2016 with completion of the project in the fall of 2017.

The project will be owned by a Limited Partnership, Avesta Blackstone LP. This entity will pay taxes on the proposed project. The LP will have a non-profit general partner entity responsible for operations and management of the property. The property will be managed by a non-profit 501(c)(3) organization - Avesta Housing Management Corporation.

Organizational Capacity:

Avesta Housing is a Portland-based nonprofit organization whose mission is to improve lives and strengthen communities by promoting and providing affordable quality homes for people in need. Avesta advocates for affordable housing, develops and manages high-quality housing and helps residents access other needed services. Founded in 1972 with a shoestring budget and a staff of three, Avesta has grown to become one of the country's most innovative and respected leaders in affordable housing.

Avesta owns and/or manages over 80 affordable housing developments in Maine and New Hampshire, for a total of more than 2,000 units. The Avesta Housing Management portfolio consists of state and federally assisted family and elderly/disabled housing, affordable rent-restricted apartments and special housing for chronically homeless and visually impaired. Our 15-member Board of Directors is drawn from the financial, business, public-sector community, social-service, and housing spheres, and we have 117 employees.

Avesta has continued its trend of substantial growth, with another 219 new housing units in 7 projects completed or currently under construction within the last 2 years. We consistently receive high marks from our state, federal and private-sector partners, and we are recognized nationally for groundbreaking work in bringing together nonprofit, for-profit, private and public-sector organizations for the benefit of our communities. Our growth has earned us a place in Affordable Housing Finance Magazine's Top 50 Developers list. Today, we provide homes to over 5,000 people each year.

An important component to Avesta Housing's development success comes from the competency of Avesta Housing Management Corporation, which provides quality management services to Avesta Housing's properties, as well as properties owned by other entities. The Avesta Housing Management team has extensive experience administering a number of affordable rental assistance programs under HUD, Rural Development, Low Income Housing Tax Credits and other local, state and federal housing programs. Avesta currently manages 2,049 housing units in Maine and New Hampshire. Avesta is an equal opportunity housing provider and complies with all Fair Housing laws and regulations.

At Avesta Housing, we are willing to tackle difficult development projects, applying our unique perspective and innovative approach to create opportunities where others may see insurmountable hurdles. Avesta has a team of seven highly skilled housing development staff members with legal, financial, planning and construction experience who identify new opportunities, secure necessary financing and carry projects through to completion. We look forward to working with the neighborhood, community, town council, planning board and town staff toward the successful completion of this important project.

Zoning Amendments



Draft Zoning Amendment, 4/5/2016
TOWN COUNCIL
Town of Falmouth, Maine
Public Hearing April 11, 2016

An Ordinance Amending the Zoning and Site Plan Review Ordinance Regarding the establishment of housing for older persons in the Elementary School Redevelopment District

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Zoning and Site Plan Review Ordinance be amended as follows.

Division II-19-1-2. Definitions

Housing for Older Persons: ~~A multiplex intended for or occupied by persons identified as eligible for "housing for older persons" as defined in the Federal Housing for Older Persons Act, 42 U.S.C. Section 3607(b)(2).~~

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Dwelling Unit: A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units. ~~All dwelling units must contain a minimum of 600 sq. ft. of floor area.~~ [Amended 5/26/09]



Sec. 19-41 Dwelling Units

~~All~~ Dwelling units shall contain ~~at least~~ a minimum of six hundred (600) square feet of floor area, with the following exceptions:

- a. Units located in the RCOD
- b. Units located in the ESRD, or
- c. Accessory Dwelling Units, subject to further requirements ~~except~~ under Section 19-55.

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Sec. 19-42 Multiplex

- a. A ~~dwelling in a~~ multiplex shall contain no more than six (6) dwelling units. In a site with more than one multiplex, dwellings shall contain an average of four (4) or fewer dwelling units.
- b. In order to integrate open space within a multiplex site, multiplex buildings shall be located at least two hundred (200) feet apart.
- c. Multiplexes located in the VC Districts, ESRD and RCOD are exempt from a. and b. above.
[Adopted 5/13/13]

Sec. 19-69 Residential Growth Permit [Adopted 7/24/00] [Amended 5/24/04; 12/19/06; 5/13/13]

c. **Exemption** - The following are exempt from the provisions of this section and the requirement to obtain a residential growth permit.

1. The repair, replacement, reconstruction or alteration of any existing residential building or structure
2. The construction or alteration of a nonresidential building or structure
3. The construction or alteration of congregate housing, elderly boarding homes, housing units ~~that are located in a RCOD part of a retirement community, elderly boarding care facilities,~~ and accessory apartments in ~~an existing~~ single family detached dwelling. [Amended 12/19/06]
4. The construction of any dwelling unit meeting the definition of affordable housing. [Adopted 12/19/06]
5. Dwelling units established in the VC Districts. [Adopted 5/13/13]
- ~~5-6.~~ The construction of any dwelling unit meeting the definition of housing for older persons.



Sec. 19-21 Retirement Community Overlay District

[Adopted 11/23/98, Amended 10/13/09, 05/30/12]

The Retirement Community Overlay District is intended to provide flexibility and creativity in the design and development of retirement communities that provide a ~~continuum of care and a~~ range of living environments for older residents in locations that are appropriate for this type of development. The overlay district is designed to foster high quality communities that are an asset to the Town and are integrated into the neighborhood.

Sec. 19-21.1 Initial Designation of Overlay Districts [Repealed 05/30/12]

Sec. 19-21.2 Effect of Designation as an Overlay District

The Retirement Community Overlay District is intended to function as an overlay district. As such, the requirements of the underlying zoning district will remain in force and will apply to all use of land and buildings within the Overlay District except as specifically modified by the provisions of this section. The designation of an Overlay District is intended to recognize that a planned retirement community has special considerations that do not apply to other uses and to allow for additional flexibility in the permitting of these uses in return for an increased level of community oversight.

Sec. 19-21.3 Designation of or amendment to a Retirement Community Overlay District

The Town Council may designate or amend a Retirement Community Overlay District in accordance with the following procedures and standards:

- a. **Procedure** - The Town Council shall consider requests for the designation of a Retirement Community Overlay District. Requests for the designation of a district may be initiated by the Planning Board, the Long-range Planning Advisory Committee (LPAC), or the owners of at least 75% of the total land area proposed to be included in the district. Designation requests by property owners shall be made in writing and shall provide the information set forth below.
The Council shall hold a public hearing on the request within forty-five (45) days, but no sooner than twenty-one (21) days, of its receipt by the Town provided that the Community Development Director or their designee has determined that all of the required information has been provided. Notice shall be given by first class mail at least fourteen (14) days prior to the hearing to all owners of property within the proposed district or amendment thereto and all owners of property within five hundred (500) feet of the proposed district of the public hearing.
For the purposes of this section, the owners of property shall be considered to be the parties listed by the Tax Assessor for the Town of Falmouth as those against whom taxes are assessed at the time of notice. Failure of any property owner to receive notice of the public hearing shall not necessitate another hearing nor invalidate any action of the Town Council.
- b. **Standards** - In considering requests for the designation or amendment of a Retirement Community Overlay District, the Council may vote to create or amend such a district only if it finds that:
 - 1. The designation of the Overlay District is consistent with the Town's Comprehensive Plan,
 - 2. The designation will result in the development or expansion of a quality retirement community,
 - 3. The community is or will be served by public sewerage and public water with adequate capacity to serve the development,
 - 4. The community will provide a continuum of care that offers a variety of levels of care and a range of services to elderly and/or disabled residents,

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5. The community will be designed to provide a sense of a unified development with a common design character,
 6. The community will include housing for at least one hundred fifty (150) residents in a range of accommodations,
 7. The designation of the district will not have an unduly negative impact on neighboring properties, and
 8. The area to be designated is located in a Residential A (RA), Residential B (RB), or Village Mixed Use (VMU) District.
- c. **Submission Requirements** - If the request for the designation of a Retirement Community Overlay District is initiated by the owners of the property within the proposed overlay district, the request shall be accompanied by the following:
1. A narrative description of the **housing types and if any**, range of care and service options to be offered and a discussion of how these are consistent with the definition of a retirement community.

A conceptual master plan showing, in general terms, the proposed location and size of buildings, roads and drives, parking areas, recreational facilities, and other development features. The conceptual master plan shall be prepared by a registered landscape architect, registered architect, or registered professional engineer and shall be based upon a site analysis plan identifying the major developmental opportunities and constraints associated with the proposed district. The site analysis plan shall show in a conceptual nature the primary drainage features and patterns of the proposed district, environmentally sensitive areas, prime development areas, potential points of vehicular access, and other significant manmade and natural features of the proposed district.

The Town Council may waive the provision for the submission of a conceptual master plan for the designation of an overlay district in conjunction with a retirement community existing as of the date of adoption of this section if the proposed overlay district includes the property that is already in use as a retirement community.

A request for the designation of a Retirement Community Overlay District initiated by the Planning Board or the Long-range Planning Advisory Committee that does not involve a specific development proposal is not subject to these submission requirements.

- d. **Repeal** - The Town Council may repeal any Overlay District and terminate all rights in the overlay provisions if:
1. Necessary Subdivision or Site Plan approvals have not been obtained for the retirement community within two (2) years of the Town Council's vote to create or amend the overlay district, or
 2. Substantial construction has not been begun on the improvements shown on the approved Subdivision or Site Plan within three (3) years of the Town Council's vote to create or amend the district.

Sec. 19-21.4 Subdivision and/or Site Plan Approval

The Planning Board, prior to its approval of a Subdivision or Site Plan, shall find that the application is generally consistent with the conceptual master plan if such a plan was approved as part of the designation process.

Sec. 19-21.5 Permitted Uses

In addition to the uses allowed in the underlying zoning district, the following uses shall be permitted uses in any Retirement Community Overlay District:

- a. Living arrangements and services for the elderly and/or people with disabilities including, but not limited to:
 1. congregate housing,

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2. independent housing with residential support services,
 3. assisted living facility,
 4. nursing facility or skilled nursing facility,
 5. adult day care,
 6. senior center,
 7. health institution or;
 8. memory loss care.
- b. Associated uses, provided that use or uses are incidental and subordinate to the residential facilities, are designed and will function as an integral part of the community and are to serve primarily the residents. Uses include, but are not limited to:
1. indoor and outdoor recreational facilities
 2. financial services,
 3. medical and dental services,
 4. maintenance facilities
 5. personal services, or
 6. places of worship
- c. [Housing for older persons](#)

Sec. 19-21.6 Space and Bulk Standards

Notwithstanding the requirements of the underlying zoning district, a retirement community and all uses, buildings, and structures associated with it shall be governed by the following provisions:

- a. **Minimum site size** - a retirement community shall include a minimum of thirty (30) acres. Individual lots within the community shall be a minimum of twenty thousand (20,000) square feet in size.
- b. **Minimum net residential area per elderly dwelling unit** - for each dwelling unit occupied by an elderly or disabled household there shall be a minimum of six thousand (6,000) square feet of net residential area within the overall area of the retirement community.
- c. **Minimum net residential area per care bed** - for each bed in an assisted living facility or other accommodation for the elderly or person with disabilities there shall be a minimum of two thousand (2,000) square feet of net residential area within the overall area of the retirement community.
- d. **Minimum lot width** - any individual lot within a retirement community shall have a width of one hundred (100) feet.
- e. **Maximum lot coverage** - the total portion of the overall area of the retirement community covered by buildings and structures shall be not more than twenty (20) percent.
- f. **Maximum building height** - no building shall exceed four (4) stories or forty-five (45) feet as measured in accordance with Section 19-53.
- g. **Minimum building separation** - all buildings and structures shall be separated by a minimum of ten (10) feet at the closest point. This separation shall not apply to units in attached housing.



- h. **Maximum building area** - any building located within seventy-five (75) feet of the perimeter of the overall site shall have a total floor area of less than five thousand (5,000) square feet. The maximum size of any building shall be a total floor area of one hundred thousand (100,000) square feet.
- i. **Minimum setbacks** - These provisions are designed to allow smaller buildings to be located near the perimeter of the retirement community while requiring that larger buildings be more centrally located within the site. Therefore, the required minimum setback of buildings and structures shall be as defined below.

The minimum setback from the external perimeter of the district shall be as follows:

Building Height	Minimum Setback
Not more than two (2) stories or thirty (30) feet	Fifty (50) feet
Not more than three (3) stories or forty (40) feet	Ninety (90) feet
Not more than four (4) stories or forty-five (45) feet	One hundred fifty (150) feet

- 1. The setback requirement from a perimeter street shall not apply to an existing building or any portion of an existing building that is located within the required setback provided that:
 - a. the building will not be expanded in the direction of the street,
 - b. the height of the building will not be increased, and
 - c. the gross floor area of the building will not be increased by more than sixty (60) percent or two thousand (2,000) square feet, whichever is less.
- 2. The setback from internal street rights-of-way shall be twenty-five (25) feet.
- j. **Single Family Dwelling** – Notwithstanding the provisions of Section 19-30.a, more than one single family dwelling may be permitted on a lot.

Sec. 19-21.7 Development Along Adjacent Roads

When the development proposal provides for the construction or expansion of a building visible from an existing road, special consideration shall be paid to the design of the building and site. In general, buildings shall be designed so that they appear to face the road. No service or storage areas shall be located between the building and the road. Curb cuts onto roads shall be minimized where practical. Parking lots shall be located internally where practical, rather than between the buildings and the existing road. If a side walk or pedestrian way exists along the existing road, provisions shall be made to link it with the proposed buildings.

Sec. 19-21.8 Design Elements

The design of the retirement community shall reflect an overall sense that the entire community is part of a single development with a pedestrian friendly, neighborhood scale. As such, the buildings shall convey a common character but need not be similar in either design or scale. In general, high intensity, high traffic uses and core facilities should be sited in central locations within the community where feasible, with lower intensity uses on the perimeter.

- a. Common elements such as signs, lighting, and site furniture and improvements should be used where practical to establish a sense of community.
- b. Where appropriate, provisions for pedestrian linkages should be made to bring the elements of the retirement community together.
- c. Notwithstanding Section 19-46.g, the Planning Board may approve off premise signs provided a master sign plan for the District is approved by the Planning Board. The master sign plan shall provide for compatible



design elements such as color, form, materials and lighting. All signs shall comply with 23 M.R.S.A. Chapter 21, Maine Traveler Information Services.[Amended 5/30/12]

Sec. 19-21.9 Ocean View Retirement Community (OVRC)

The Ocean View Retirement Community is designated as a Retirement Community Overlay District as depicted on the Official Zoning Map and the Approved OVRC Conceptual Master Plan dated May 30, 2012. The requirements of the RCOD shall apply to the OVRC except as specifically modified in this sub section.

a. Building Height and External Setbacks

Building Height & External Setbacks	Minimum Setback to External Lot Lines
Not more than two (2) stories or thirty (30) feet	Thirty (30) feet
Not more than three (3) stories or forty <u>five</u> (45) feet	Ninety (90) feet
Not more than four (4) stories or sixty (60) feet	One hundred fifty (150) feet

Notwithstanding the table above, buildings shall maintain a minimum setback of twenty (20) feet from the Elementary School Redevelopment District (ESRD) boundary.

b. Internal Setbacks: There shall be no required setback from internal lot lines, or from internal street rights of way, within the District.

Sec. 19-21.10 Avesta Retirement Community (AVRC)

The Avesta Retirement Community is designated as a Retirement Community Overlay District as depicted on the Official Zoning Map and the Approved AVRC Conceptual Master Plan dated . The requirements of the RCOD shall apply to the AVRC except as specifically modified in this subsection.

- a. Affordability** - All dwelling units shall be affordable housing as defined in this ordinance.
- b. Age restriction** - All dwelling units shall be housing for older persons as defined in this ordinance.
- c. Exemptions from standards** - The AVRC shall be exempt from Section 19-21.3.b.4., relative to the provision of a continuum of care and range of care and 6., relative to maximum number of residents required.
- d. Minimum site size**- four (4) acres.
- e. Minimum net residential area per elderly dwelling unit** - The AVRC is exempt from this provision.
- f. Maximum number of dwelling units.** The maximum number of dwelling units shall not exceed 39.
- g. Building Height and External Setbacks**

Building Height & External Setbacks	Minimum Setback to External Lot Lines
Not more than two (2) stories or thirty-five (35) feet	Thirty (30) feet

h. Internal setbacks: There shall be no required setback from internal rights of way, within the District.

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i. **Maximum building area-** Any building located within seventy-five (75) feet of the perimeter of the overall site shall have a total floor area of no more than twenty thousand (20,000) square feet. The maximum size of any building shall be a total floor area of twenty thousand (20,000) square feet.

j. **Off-street parking requirement-** Notwithstanding any contrary provision of Section 19-38, the maximum off-street parking requirement shall be one (1) space per dwelling unit.

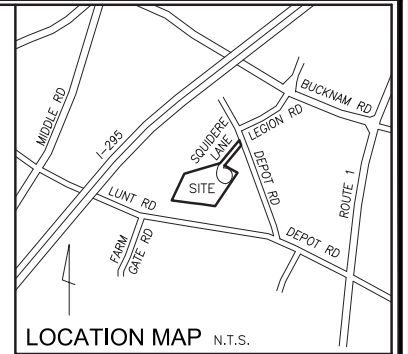
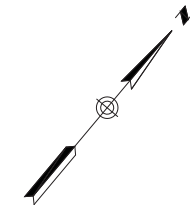
k. **Minimum lot street frontage-** Fifty (50) feet.

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Drawings

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



TAX MAP U24 LOT 23A
N/F
JOHN N. ANDERSON
21928/75

TAX MAP U24 LOT 23C
N/F
MARGARET ANN ANDERSON
10409/120

TAX MAP U24 LOT 15
N/F
JENNIFER D. BUCKLIN
PATRICK W. BUCKLIN
17794/336

AREA=
±203,915 S.F.
±4.7 ACRES

TAX MAP U24 LOT 16
N/F
GREGORY S. MILLER
15466/288

TAX MAP U24 LOT 24-1
N/F
SAMATHA J. SMITH
27727/107

TAX MAP U24 LOT 24
N/F
DANIEL A. & ALICE M.
WILLERSON
24824/53

TAX MAP U24 LOT 17
N/F
MARK L. CHAREST
MEREDITH A. CHAREST
12847/124

TAX MAP U24 LOT 18
N/F
KATHERINE K. SMITH
11936/283

TAX MAP U24 LOT 19
N/F
CHRISTOPHER L. BURNER
26711/269

TAX MAP U24 LOT 22
N/F
CAROL & DAVID KLOTH,
SHIRLEY C. ROWLEY
29299/184

LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- ⊗ TP TELEPHONE/COMMUNICATIONS PEDESTAL
- ⊗ EM/GM ELECTRIC/GAS METER
- SIGN
- ⊗ CATCH BASIN/DRAIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 000/000 DEED BOOK AND PAGE
- FFE FINISHED FLOOR ELEVATION
- FENCE
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- SD STORM DRAIN
- SS SANITARY SEWER
- 45 1' CONTOUR
- N/F NOW OR FORMERLY
- IPF/IRF IRON PIPE OR ROD FOUND
- 000/000 DEED BOOK AND PAGE
- THR= THRESHOLD ELEVATION
- x 100.00 SPOT GRADE

PLAN REFERENCES

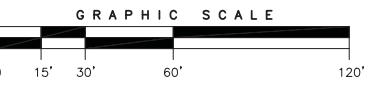
1. SITE PLAN AND UTILITIES PHASE II, ELDERLY HOUSING 8 UNITS FALMOUTH, MAINE, BY STEVENS ARCHITECTS. DATED 7-29-76. RECORDED IN PLAN BOOK 111 PAGE 8.

GENERAL NOTES

1. OWNER OF RECORD: FALMOUTH ELDERLY HOUSING CORPORATION
TAX MAP U24 LOT 23B
C.C.R.D. BOOK 3789 PAGE 344
2. BEARINGS ARE BASED ON PLAN REFERENCE 1.
3. ELEVATIONS ARE BASED ON NAVD 88 PER GPS OBSERVATIONS.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



TOPOGRAPHIC SURVEY
AT
FALMOUTH ELDERLY HOUSING
SQUIDERE LANE, FALMOUTH, MAINE
MADE FOR
CARROLL ASSOCIATES
217 COMMERCIAL ST., SUITE 200, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	RRL	SEPTEMBER 17, 2013	2013-151 FA
Check By	JWS	Scale	Drwg. No.
Book No.	1119	1" = 30'	1

DATE _____ RANDY R. LOUBIER, PLS NO. 2407



LEGEND

	PROPERTY LINE
	SEWER EASEMENT
	SOILS
	SN - Scenic silt loam
	SUE2 - Suffield silt loam
	BuB - Buxton silt loam
	PAVED AREAS
	EXISTING BUILDINGS (BLACKSTONE)
	EXISTING BUILDINGS (ABUTTERS)
	VEGETATED AREA
	STEEP SLOPES (>25%)
	DRAINAGE WAYS
	WATERLINE
	OVERHEAD WIRES
	STORM DRAIN
	SANITARY SEWER
	PRIME DEVELOPMENT AREAS

BLACKSTONE SENIOR APARTMENTS

SQUIDERE LANE FALMOUTH MAINE

SITE ANALYSIS PLAN



KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
P: 207-842-2888 F: 842-2828
JESSE@KAPLANTHOMPSON.COM

BLACKSTONE SENIOR APARTMENTS

SQUIDERE LANE FALMOUTH MAINE




CONCEPTUAL SITE PLAN

Revised April 22, 2016

AVESTA

307 CUMBERLAND AVE.
PORTLAND, ME. 04101

LEGEND

-  POLE LIGHT
-  BOLLARD LIGHT
-  DRAINAGE FLOW

RENOVATED HOMES

NEW HOMES

TOWN LIBRARY

SHOPPING

ROUTE ONE

SHOPPING



LOCATION MAP

SQUIDERE
LANE
ENTRANCE

DEPOT RD
SIDEWALK

PLAYING FIELDS

NEW HOMES

RENOVATED
HOMES

NEW
COMMUNITY
ROOM

ROUTE ONE
COMMERCIAL
BUILDINGS

TOWN LIBRARY

LUNT RD





Capacity to Serve Letters



March 23, 2016

Means Group
Maine Extensions and New Services
Portland Water District
225 Douglass Street
Portland, Maine 04104-3553

RE: Capacity to Serve
Blackstone Senior Apartments
21 Squidere Lane, Falmouth, ME 04105

To Whom it May Concern,

On behalf Avesta Housing, Carroll Associates is requesting a determination of whether the Portland Water District has the capacity to serve a proposed expansion at the Blackstone Senior Housing development project at 21 Squidere Lane in Falmouth, Maine. The existing development was constructed in the 1970's and contains 20 apartments with a total of 24 bedrooms. A proposed new, single building will contain 19 new residential apartments consisting of 17- 1 bedroom and 2- 2 bedroom units, containing a total of 21 new bedrooms. In addition, there are community support spaces (laundry, lobby/ community room) located on the first floor. Based on the number of bedrooms, we anticipate the increase in design flow to be approximately 2,910 gallons per day for domestic service. The development will also have a sprinkler system for fire protection.

Enclosed is a Conceptual Master Plan which also includes the proposed utilities. As designed, there is an existing 6" waterline servicing the property from a 12" main in Depot Road. We anticipate tapping into this existing line for domestic and fire service for the new building.

In addition, in order to adequately design the sprinkler system for the building, we are requesting any fire flow data that you may have available in the vicinity of the proposed project. Note there is a hydrant located directly in front of the new building, which will remain in place. It would be helpful to have the static and residual pressures recorded during fire flow testing as well as a map showing the general locations of the hydrants used during the test, if this information is available.

Please provide response to the address below (or by email) at your earliest convenience. If you have any questions, please feel free to call me at (207) 772-1552.

Regards,
CARROLL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Patrick J. Carroll', with a long horizontal flourish extending to the right.

Patrick J. Carroll, Principal

Att.

CC: Drew Wing, Avesta Housing

Regards,
Pat

Patrick J. Carroll, Principal
Maine Licensed Landscape Architect

Carroll Associates

217 Commercial Street, Suite 200
Portland, ME 04101
207.772.1552 (v)
207.329.8976 (c)



March 23, 2016

Mr. Pete Clark, Superintendent
Falmouth Water Department
96 Clearwater Drive
Falmouth, Maine 04105

RE: Capacity to Serve
Blackstone Senior Apartments
21 Squidere Lane, Falmouth, ME 04105

Dear Pete:

On behalf Avesta Housing, Carroll Associates is requesting a determination of whether the Falmouth Wastewater Department has the capacity to serve a proposed expansion at the Blackstone Senior Housing development project at 21 Squidere Lane in Falmouth, Maine. The existing development was constructed in the 1970's and contains 20 apartments with a total of 24 bedrooms. A proposed new, single building will contain 19 new residential apartments consisting of 17- 1 bedroom and 2- 2 bedroom units, containing a total of 21 new bedrooms. In addition, there are community support spaces (laundry, lobby/ community room) located on the first floor. Based on the number of bedrooms, we anticipate the increase in design flow to be approximately 2,910 gallons per day for domestic service. The development will also have a sprinkler system for fire protection.

Enclosed is an Existing Conditions Survey and Conceptual Master Plan which also includes the proposed utilities. As designed, there is an existing 8" sanitary sewer line servicing the property extending to a 12" line in Depot Road. We anticipate a slight relocation of this line on the property to allow the new building to be properly located, and then tying into this 8" line for our wastewater service.

Please provide response to the address below (or by email) at your earliest convenience. If you have any questions, please feel free to call me at (207) 772-1552.

Regards,

CARROLL ASSOCIATES

A handwritten signature in black ink, appearing to read 'Patrick J. Carroll', with a stylized flourish at the end.

Patrick J. Carroll, Principal

Att.

CC: Drew Wing, Avesta Housing
Jesse Thompson, Kaplan Thompson Architects

Town of Falmouth

Wastewater Treatment Facilities ~ 96 Clearwater Drive ~ Falmouth, Maine 04105
(207) 781-4462 ~ (Fax 781-2052)

March 28, 2016

Mr. Patrick J. Carroll
Principal
Carroll Associates
217 Commercial Street, Suite 200
Portland, Maine 04101

Regarding: Avesta Housing, Blackstone Senior Housing, 21 Squidere Lane

Dear Mr. Carroll:

In response to your recent inquiry, and based on estimated sewage flow of approximately 2910 gallons per day, there is adequate hydraulic and treatment capacity in Falmouth's systems to serve the 19 apartment units in the proposed Blackstone Senior Apartments project.

If you require additional information or we can be of any other assistance, please feel free to contact me.

Sincerely:



Robert Clark
Superintendent

cc: Ethan Croce, Falmouth Planner
file U-024-023-B

Pat Carroll

From: Heather Smith <hsmith@pwd.org> on behalf of AMAP Means Email <means@pwd.org>
Sent: Monday, March 28, 2016 1:45 PM
To: 'Pat Carroll'
Subject: RE: Blackstone Senior Apartments Ability to Serve

Good afternoon Pat,

We have received your request for an ability to serve letter for the above noted address.

Portland Water District – MEANS Group will respond to your request with a determination letter within 30 days.

Please don't hesitate to contact us in the meantime with any additional questions or comments.

Thank you and have a great day.

~Heather Smith

MEANS Group

Main Extensions and New Services

Portland Water District

225 Douglass Street

Portland, ME 04104-3553

P:(207)774-5961 Ext. 3199

F:(207)761-8307

MEANS@pwd.org

Heather Smith

Asset Management Technician

Portland Water District

Phone: 207-774-5961 ext.3130

E-mail: hsmith@pwd.org

<http://www.pwd.org>

From: Pat Carroll [<mailto:pcarroll@carroll-assoc.com>]
Sent: Thursday, March 24, 2016 1:50 PM
To: AMAP Means Email
Subject: Blackstone Senior Apartments Ability to Serve

Hello,

We are working with Avesta Housing on an upgrade to the existing Blackstone Apartments and addition of 19 new apartments in a single building on the Blackstone Property on Squidere Lane in Falmouth. Can you please review the attached letter, existing conditions survey, and conceptual master plan and provide a letter indication your ability to serve these proposed apartments?

Please contact me if you have any questions,

Parking Study

Parking Study – Avesta Housing Senior Properties

Blackstone Apartments is proposing to provide 29 parking spaces for the proposed development, which will have 39 apartment units. The proposed parking ratio is derived from an analysis of the current parking usage, and our observations of vehicle ownership at other comparable properties. We are requesting an exemption from Section 19-38 Off-Street Parking, and requesting to provide a parking ratio of 0.70 spaces per dwelling unit. Please see below a list of our properties in similar neighborhoods and the relevant parking ratios.

Avesta Parking Study - Senior Properties			
Senior Property	No. of Units	No. of Vehicles	Parking Ratio
Blackstone, Falmouth	20	15	0.75
Butler School, Portland	39	13	0.33
Payson School, Portland	17	4	0.24
Bayside East, Portland	20	8	0.40
Osprey Circle, South Portland	48	34	0.71
Golden Park Maple, Saco	32	18	0.56
Cascade Brook, Saco	30	18	0.60
Kallock Terrace, Saco	20	10	0.50
Park Street, Kennebunk	30	22	0.73
Emery School, Biddeford	24	14	0.58
Five Graham, Biddeford	35	25	0.71
Ridgewood, Gorham	20	12	0.60
Village Square, Gorham	48	35	0.73
30 Birch Lane, Gorham	21	15	0.71
New Marblehead 1, Windham	20	9	0.45
New Marblehead 2, Windham	20	10	0.50
New Marblehead 3, Windham	20	10	0.50
Unity Gardens, Windham	48	25	0.52
Little Falls Landing, Windham	24	20	0.83
Elwell Farms, Buxton	20	6	0.30
Average Parking Ratio			0.56