

To: Falmouth Town Councilors  
From: Tom Ruksznis, Cianbro Facilities Manager  
Date: January 5, 2016  
Re: Falmouth Sign Ordinance

Cianbro Corporation is interested in purchasing the property and building located at 360 US Route One in Falmouth. The property includes 6.48 acres and a 10,000 sf office building. The intent would be to utilize the building as office space for 20 people immediately and would grow to 40 people over time. The parcel of land is large enough so that the building could be expanded in the future as the need arises.

Cianbro has had it under contract since June with the current owner, Falmarr Realty, LLC, and has been working on resolving an issue that relates to being able to install a sign at the entrance to the property. The entrance drive off from Route 1 for 358 and 360 US Route 1 is located on property owned by S.B. Enterprises Inc. The entrance then crosses the condominium property owned by Falmarr Realty LLC & Dow Wealth Management and then onto the 360 property. The current sign is located on the north side of the entrance next to Route 1 on the S.B Enterprises property. The Falmouth ordinance requires signs to be on the property for which the sign is associated with. The current Dow Investment sign is non-conforming as it is located on the S/B Enterprises property but is grandfathered.

Cianbro would like to be able to put their name on a sign at the entrance off from Route 1. We are proposing to move the existing sign to the Falmarr/Dow Condo property and adding the Cianbro name onto that sign. This would make the sign conforming as it relates to the Falmarr/Dow Condo property but would require an ordinance change to allow for the Cianbro sign. Cianbro has looked at other alternatives such as installing another new sign on the 360 US Route 1 property but this doesn't make sense as it would be 500 feet beyond the entrance. This would add another sign which is not in the spirit of the intent of the ordinance. A separate driveway for the 360 property was also discussed but would be impossible due to the topography as well as the current buffer.

Cianbro asks that you take a look at this issue and help us find a way to resolve this. Cianbro looks forward to having an office in Falmouth but feels quite strongly that they need to have a sign at the entrance.