

# GRANT HAYS ASSOCIATES

A R C H I T E C T U R E I N T E R I O R D E S I G N

January 7, 2015

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

Re: Tidewater Village Lot #4  
Zoning Amendment Request

Dear Mr. Poore,

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. Excluding Basement gross square foot area from the 8,000 square foot maximum gross building area.
3. Allowing the new proposed building to face Hat Trick Drive in lieu of TV-3/Farm Gate Road.
4. Allowing the parking radius to be within 1,300 feet of the parcel for the parking spaces required based on Use.

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

- A. Proposed Amendments to the Town of Falmouth Zoning and Site Plan Review Ordinance Section 3.18 *Tidewater Master Plan Development District*.
- B. Proposed Amendments to the Tidewater Village Design Guidelines dated August 2005 and amended September 22, 2008.
- C. Proposed Amendments to the Tidewater Master Planned Development District approved on April 4, 2005 and amended on September 22, 2008, for Lot T.V. Area 4.
- D. Tidewater Village (TV) Design Guidelines Narrative describing how the proposed project meets or exceeds the TV Design Guidelines.
- E. Concept Site Plan.
- F. Concept Floor Plans for the proposed Restaurant & Outdoor Dining Area.
- G. Concept Exterior Elevations for the proposed Restaurant.
- H. Previously approved Site Plan & Building Floor plans/Elevation from 2008.

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*

Michael F. Hays, Principal  
Maine Licensed Architect #ARC1724