



# LOCATION MAP

SQUIDERE  
LANE  
ENTRANCE

DEPOT RD  
SIDEWALK

PLAYING FIELDS

NEW HOMES

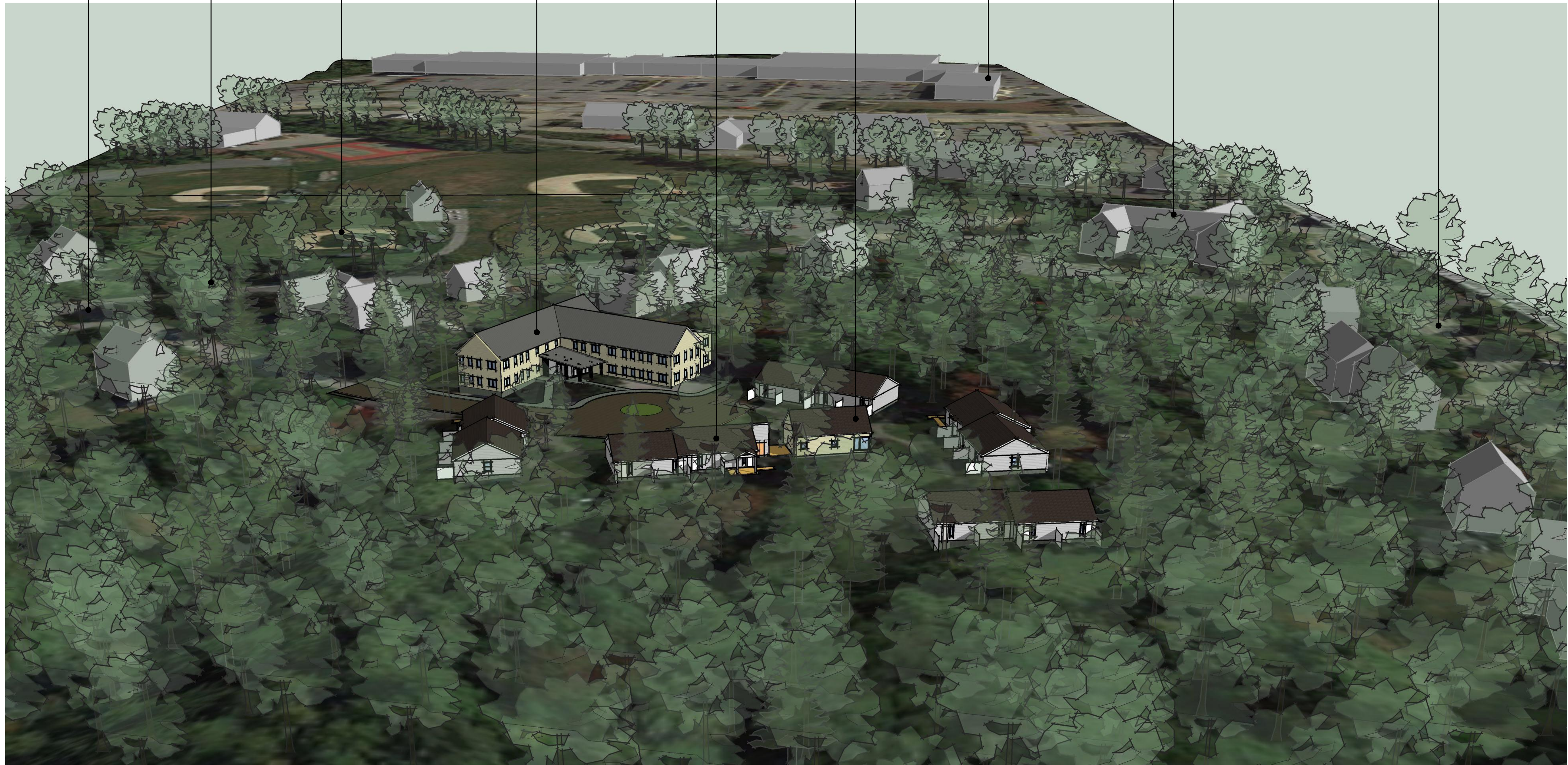
RENOVATED  
HOMES

NEW  
COMMUNITY  
ROOM

ROUTE ONE  
COMMERCIAL  
BUILDINGS

TOWN LIBRARY

LUNT RD







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

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**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](mailto:MEANS@pwd.org)

### **Heather Smith**

**Asset Management Technician**

Portland Water District

Phone: 207-774-5961 ext.3130

E-mail: [hsmith@pwd.org](mailto:hsmith@pwd.org)

<http://www.pwd.org>

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**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,

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

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 stylized flourish at the end.

Patrick J. Carroll, Principal

Att.

CC: Drew Wing, Avesta Housing



## Parking Study – Avesta Housing Senior Properties

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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.

<b>Avesta Parking Study - Senior Properties</b>			
<b>Senior Property</b>	<b>No. of Units</b>	<b>No. of Vehicles</b>	<b>Parking Ratio</b>
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
<b>Average Parking Ratio</b>			<b>0.56</b>