

# OceanView

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A T • F A L M O U T H

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*A 21st century retirement community*

March 7, 2016

Falmouth Town Council  
c/o Nathan Poore  
Town Manager  
271 Falmouth Road  
Falmouth, ME 04105

Re: Plummer School Status – Proposed Updates to the Elementary School Redevelopment District Ordinance

Dear Council Members:

On behalf of OceanView at Falmouth, I am writing to you regarding the redevelopment of the Plummer School located on campus of the former Falmouth elementary schools. In working with the planning department and board to approve the project, we have determined that revisions to the applicable ordinance are required. The following is a summary of requested revisions to the ordinances to allow the project to move forward.

Attached for your review is a copy of the Elementary School Redevelopment District (ESRD) overlay district that was originally approved in 2012 in anticipation of this process. In working with the planning department, we are proposing the following four updates to the ESRD.

- (1) The first revision is a simple housekeeping matter of adding the appropriate dates for the approval of the ESRD.
- (2) The second revision is clarifying the permissible uses in the ESRD by adding *elderly housing* to both the ESRD and the overall definitions section of the zoning ordinance. Since the intention of the original ordinance was to allow senior housing in many forms on the site, this revision adds a broad definition to the more specific uses currently listed in the ordinance.
- (3) The third proposed revision addresses the Town of Falmouth's current minimum dwelling unit size of 600 square feet. Unfortunately, this minimum was simply overlooked during the long process of discussing and designating a reuse plan for the Plummer School. As I understand it, these minimums were fairly common at one time but have been reduced or eliminated in many cities and towns. This minimum is currently recommended for elimination in Falmouth's comprehensive ordinance update process. Finally, I should note that apartments in the 500 to 600 sq. ft. range are common in affordable housing projects.
- (4) The final item relates to the building cap in town. There is concern that the cap might apply to Plummer and this could effectively limit our ability to finance, build and/or rent up the Plummer apartments. This revision would clarify that the building cap does not apply within the ESRD.

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Falmouth, ME 04105  
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Thank you for considering this request. We believe that all of the proposed revisions are consistent with our mutual vision for the redevelopment of the former Plummer School and Falmouth's approach to land use planning in general.

The project has been going very well since the council approved the redevelopment plan for the property during the fall. We have begun the demolition process to restore many of the historic characteristics of the building interior and we are finalizing the plans and financing of the project. We are eager to resume the process full-speed once these revisions are approved so that we can stay on schedule to complete the project in the spring of 2017.

On behalf of the OceanView Community, we thank you for the opportunity to present and discuss this proposal with the Council.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew D. Teare". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew D. Teare  
Director of Development  
OceanView at Falmouth

Enclosure: Proposed revisions to the Elementary School Redevelopment District