



January 9, 2015

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

**Subject: Tidewater Master Development Plan
Time Extension Request**

Dear Mr. Poore:

On behalf of Tidewater LLC, we request to meet with the Town Council to seek an extension of the Master Development Plan time limits for the approved Master Development Plan of the Tidewater Master Planned Development District (TMPDD).

The TMPDD Master Development Plan was originally approved on April 4, 2005, and was later amended on September 22, 2008. A copy of the latest amended Master Development Plan is attached for reference. Article 3.18.11 of the Town of Falmouth Zoning and Site Plan Review Ordinance specifies that the Master Development Plan approval shall expire for any portion of the development that is not substantially completed within ten years of the date of approval. To date, the Tidewater Farm residential subdivision and developments on Lots TV1 and TV2 have been completed. Development of Lots TF2, TF3, TV3, and TV4 have not been completed due to market conditions.

We are seeking an extension of the Master Development Plan Time Limits for the undeveloped portions of the plan from ten years to twenty years. This would extend the time limit for substantial completion to April 4, 2025. Please schedule this item on the next available Town Council agenda for discussion. If you have any questions or need additional information, please contact me.

Sincerely,

FAY, SPOFFORD & THORNDIKE

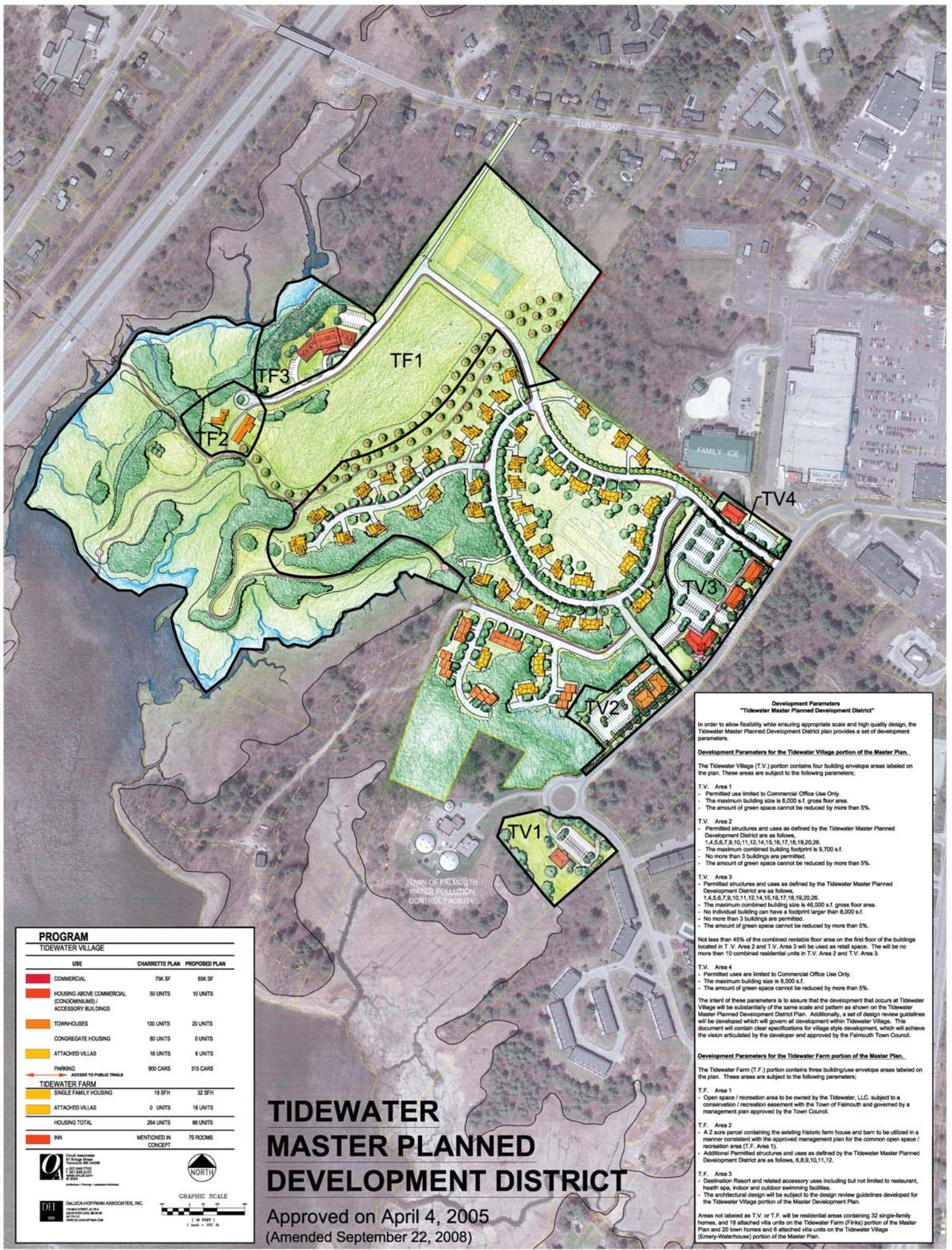
A handwritten signature in black ink that reads 'Michael EMTW'.

Michael E. Tadema-Wielandt, P.E.
Senior Engineer

MTW/smk

c: Nathan Bateman

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**Development Parameters
"Tidewater Master Planned Development District"**

In order to allow flexibility while ensuring appropriate scale and high quality design, the Tidewater Master Planned Development District plan provides a set of development parameters.

Development Parameters for the Tidewater Village portion of the Master Plan.
The Tidewater Village (T.V.) portion contains four building envelope areas labeled on the plan. These areas are subject to the following parameters:

- T.V. Area 1
 - Permitted use limited to Commercial Office Use Only.
 - The maximum building size is 6,000 s.f. gross floor area.
 - The amount of green space cannot be reduced by more than 5%.
- T.V. Area 2
 - Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 1,4,5,6,7,9,10,11,12,14,15,16,17,18,19,20,26.
 - The maximum combined building footprint is 9,700 s.f.
 - No more than 3 buildings are permitted.
 - The amount of green space cannot be reduced by more than 5%.
- T.V. Area 3
 - Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 1,4,5,6,7,9,10,11,12,14,15,16,17,18,19,20,26.
 - The maximum combined building size is 46,000 s.f. gross floor area.
 - No individual building can have a footprint larger than 8,000 s.f.
 - No more than 3 buildings are permitted.
 - The amount of green space cannot be reduced by more than 5%.

Not less than 45% of the combined rentable floor area on the first floor of the buildings located in T.V. Area 2 and T.V. Area 3 will be used as retail space. There will be no more than 10 combined residential units in T.V. Area 2 and T.V. Area 3.

- T.V. Area 4
 - Permitted uses are limited to Commercial Office Use Only.
 - The maximum building size is 8,000 s.f.
 - The amount of green space cannot be reduced by more than 5%.

The intent of these parameters is to assure that the development that occurs at Tidewater Village will be substantially of the same scale and pattern as shown on the Tidewater Master Planned Development District Plan. Additionally, a set of design review guidelines will be developed which will govern all development within Tidewater Village. This document will contain clear specifications for village style development, which will achieve the vision articulated by the developer and approved by the Falmouth Town Council.

Development Parameters for the Tidewater Farm portion of the Master Plan.
The Tidewater Farm (T.F.) portion contains three building/envelope areas labeled on the plan. These areas are subject to the following parameters:

- T.F. Area 1
 - Open space / recreation area to be owned by the Tidewater, LLC, subject to a conservation / recreation easement with the Town of Falmouth and governed by a management plan approved by the Town Council.
- T.F. Area 2
 - A 2 acre parcel containing the existing historic farm house and barn to be utilized in a manner consistent with the approved management plan for the common open space / recreation area (T.F. Area 1).
 - Additional Permitted structures and uses as defined by the Tidewater Master Planned Development District are as follows, 6,8,9,10,11,12.
- T.F. Area 3
 - Destination Resort and related accessory uses including but not limited to restaurant, health spa, indoor and outdoor swimming facilities.
 - The architectural design will be subject to the design review guidelines developed for the Tidewater Farm portion of the Master Development Plan.

Areas not labeled as T.V. or T.F. will be residential areas containing 32 single-family homes, and 18 attached villa units on the Tidewater Farm (F/Hs) portion of the Master Plan and 20 town homes and 6 attached villa units on the Tidewater Village (E/ney-Waterhouse) portion of the Master Plan.

PROGRAM
TIDEWATER VILLAGE

USE	CHARRETTE PLAN	PROPOSED PLAN
COMMERCIAL	75K SF	65K SF
HOUSING ABOVE COMMERCIAL (CONDOMINIUMS) / ACCESSORY BUILDINGS	50 UNITS	10 UNITS
TOWN-HOUSES	100 UNITS	20 UNITS
CONGREGATE HOUSING	80 UNITS	0 UNITS
ATTACHED VILLAS	16 UNITS	6 UNITS
PARKING	900 CARS	315 CARS
ACCESS TO PUBLIC TRAIL		
TIDEWATER FARM		
SINGLE FAMILY HOUSING	18 SFH	32 SFH
ATTACHED VILLAS	0 UNITS	18 UNITS
HOUSING TOTAL	264 UNITS	86 UNITS
R/N	MENTIONED IN CONCEPT	75 ROOMS

Graphic Scale: 1" = 300'

North Arrow

DLI DELUCA-HOFFMAN ASSOCIATES, INC.

TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT

Approved on April 4, 2005
(Amended September 22, 2008)