



Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105
☎ 207.699.5335
📄 207.781.8677
💻 www.town.falmouth.me.us

Memorandum

Date: March 5, 2015
To: Nathan Poore, Town Manager
From: Ethan Croce, Senior Planner
Re: TV #3 amendments, request #6 of Tidewater, LLC memo

Nathan Bateman and I recently had a discussion relative to the proposed amendments to lot TV-3 in Tidewater Village. Mr. Bateman clarified that the intent of his "Request #6" in the Tidewater, LLC memo dated 2/3/15 was to help ensure that two of the buildings on the TV-3 parcel could be connected with a common stairway, elevator, etc. without having the footprint of the common connector count toward the maximum building footprint cap of 8,000 square feet for individual buildings. We discussed that the amendment, as drafted, does not contain any separate language specifically addressing this matter. I pointed out, however, that the way the amendment language is drafted, all three of the buildings on the TV-3 site would be allowed to have a footprint of up to 11,000 square feet, notwithstanding Request #4 in the Tidewater, LLC cover letter which suggests that relief from the existing 8,000 square foot footprint limit was only being sought for one of the three buildings on TV-3.

It was acknowledged that since the amendment is currently drafted to allow all three buildings on TV-3 to take advantage of the proposed increased footprint allowance of 11,000 square feet, no separate amendment language would be required to achieve Tidewater, LLC's objectives in their "Request #6". This is because Tidewater, LLC anticipates that the combined building footprint of the two buildings in question would not exceed 11,000 square feet even with a building connector factored in.