

Tidewater, LLC
P.O. Box 3572
Portland, ME 04104

May 14, 2015

Nathan Poore
Town Manger
Town of Falmouth
271 Falmouth Rd.
Falmouth, ME 04105

Re: Tidewater Master Development District

Dear Nathan,

On March 23, 2015 The Falmouth Town Council approved the extension of Tidewater Master Development District for 6 months. This extension was granted so that Tidewater, LLC and The Town Council could identify any additional changes that may be required to complete the build out of this project. Attached please find the "Working List of Tidewater Master Plan Changes" assembled by Amanda Stearns.

At this point in time Tidewater, LLC is in agreement with all points of this working list and would like to take the next steps towards approving this plan. Could you please let us know the earliest possible date to be placed on the Town Council agenda to discuss this plan?

Sincerely



Nathan Bateman

Working List of Tidewater Master Plan Changes
 April 15, 2015 by A. Stearns

	Town Requests	Bateman Requests
TF1 (Conservation Area)	<ul style="list-style-type: none"> keep programming as is - review uses list Combine and resolve Conservation Easement and Land Management Plan Correct deficiencies articulated in easement monitoring report by Bob Shafto 	agree agree agree
TF2 (farm buildings)	<ul style="list-style-type: none"> Adjust uses to reflect more realistic list of uses (restaurant, office, agricultural support, dwelling unit) Identify sensitive resources and restrict Invasive species removal plan in place Allow tear down rebuild of farmhouse with certain architectural guidelines and size restrictions Identify specific boundaries Barn to be restored – define uses – house agricultural use, performance arts, special events 	agree
TF3 (inn site)	<ul style="list-style-type: none"> Conversion to housing (40 units) appropriate Use original structure design Identification of sensitive resources with protection plan Invasive species removal plan 	agree
TV1	No changes	No changes
TV2	No changes	No changes
TV3	<ul style="list-style-type: none"> Add 10 more dwelling units (keep footprint, add another floor) Reduce open space Add restaurant to retail for first floor 45% occupancy requirement 	agree
TV4	No changes	agree
TV5 (TCF property)	Maintain most as open space, explore the addition of up to three additional units	agree

Working List of Tidewater Master Plan Changes
April 15, 2015 by A. Stearns

List of Actions Required

- Review and reconcile regulations in all supporting documents. These include the Zoning Ordinance, Master Plan and Design Guidelines. (Town) We will need editable versions of the Guidelines.
- Review and reconcile other agreements that affect the district. These include the Conservation Easement, Land Management Plan, Memorandum of Understanding, and others (Town to prepare list of areas to resolve, TWLLC to prepare legal documents)
- Update of Master Plan to include all development to date and the proposed changes to each of the development sites and present to the Town in an editable format. (TWLLC)
- Reconciliation between the Conservation Easement and the Land Management Plan. Since these both include language regarding TF2, the easement area needs to be enlarged, or the language regarding restrictions on TF2 needs to be placed in a separate document. (TWLLC to prepare draft for review)
- Design Guidelines for TF2 and TF3 need to be developed or specific standards need to be articulated in the Zoning Ordinance. (TWLLC to prepare draft for review)
- An agreement on how and when the Tidewater Conservation Foundation is resurrected needs to be developed. (TWLLC to present plan)
- Permitted uses for TF2 need to be ironed out. (TWLLC to prepare list for review)
- The Tidewater Farm Design Guidelines currently cover only the approved area of residential development. If development sites are added to TV5, it will need to be included under the Guidelines. (TWLLC to prepare draft)