

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

February 3, 2015

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

Re: Tidewater Master Development District

Dear Nathan,

Thank you again for taking the time to discuss our proposed amendments to the Master Development District. As a summary to the meeting that included Sean Mahoney, Caleb Hemphill, Amanda Stearns, Myself and you, the following amendments to the Master Development District were requested;

1. Extend the Master Development District build out for an additional 10 Years.
2. Clarify the conservation easement and the management of the conservation easement. This would include defining the area of TF2 as well as the additional land owned by Tidewater Conservation Foundation.
3. Amend TF3 to change the use from a 75 Room Inn to a 40 Unit 55 and older residential housing project.
4. Amend TV3 to allow for Building #1 maximum foot print to be increased from 8,000 SF to 11,000 SF. Building #1 would be a 22,000 SF two story medical office building.
5. Amend TV3 to allow Building #2 and #3 to have a maximum of 10 residential housing units.
6. Amend TV3 to allow Building #2 and #3 to be connected by a 450 SF two story lobby, stair tower and elevator to service both buildings.
7. Amend the requirement for 45% of the first floor space on both TV2 and TV3 to be retail space. We would request this requirement to be removed.

It was discussed at our meeting how to best address these requests. The consensus was to make this a two-step process. The first step would be to have the council extend the Master Development District by 6 months with the understanding the Developer and the Town Council would work together on items 1, 2 and 3 above. Step two would be on a parallel path with step 1 but would address items 4 through 7 above.

I believe this covers our discussions and requests at this time. If you have any questions or concerns please do not hesitate to call.

Sincerely

Nathan Bateman