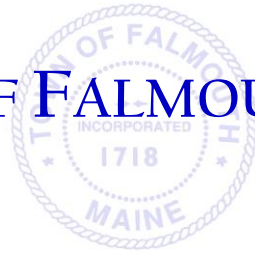


TOWN OF FALMOUTH, MAINE



November 23, 2016

Dear Falmouth property owner,

As you probably know, the Town's engineer Stantec is coordinating with MaineDOT and is busy preparing construction drawings for the Route 100 project. Bid documents are expected to be completed by Fall 2017, with construction expected to be complete by Fall 2018.

Concurrent with this work, the Town was recently approached by a developer who has proposed a 40-acre development off Mountain Road and Route 100. This development project requires Council zoning approval. Town Councilors and staff reviewing the proposed project identified opportunities for interconnectivity with other parcels in the neighborhood and coordinated access to Route 100. The Council agreed that this proposal was a timely opportunity to explore how development in this neighborhood can best meet the vision set for Route 100 through preparation of a "West Falmouth Neighborhood Sketch Plan."

This plan will explore possibilities for coordinated, phased development of, and best design practices for, a 78-acre area between Mountain Road, Route 100, Marston Street, and the Maine Turnpike, including the approximately 40 acres recently proposed for development. The process will include opportunities for input from area property owners and developers, general public, and Town Councilors before it is finalized in February 2017.

The plan will incorporate best practices in planning and design such as pedestrian- and bicycle-friendly streetscapes, a variety of housing types, a network of open spaces, pocket parks and trails, street/parcel interconnectivity and coordinated access to Route 100, and a mix of



commercial uses. The design will also take advantage of the impending improvements to Route 100 to enhance the commercial success of the corridor.

The plan will be shaped and informed by ongoing engagement with local stakeholders, Town officials, and the general public. Stantec will assist the Town with the preparation of a sketch plan and will be available for confidential discussions with property owners in November and December. This will be followed by several public meetings in January and February (dates TBD).

Questions to consider include:

- What would you like to see happen for a neighborhood plan in this area?
- Do you have any specific future plans or ideas for your property that would be helpful for the Town to know in developing a sketch plan for the area?
- Are there any features of your property that you think we should know about?
- May we walk on your property within the next month in order to get an idea of what it is like?

Through this work the Town hopes to get a sense of a possible plan that can be embraced by all and help inform the zoning rules for this area.

If you would like to set up a confidential conversation with Stantec or have any questions about this or the Route 100 effort, please contact me at tholtwijk@falmouthme.org or 699-5340.

Thank you.

Theo Holtwijk
Director of Long Range Planning