

Town of Falmouth
Retirement Community Overlay District as of 11/23/08
Proposed Revisions & Additions to the Underlying Zoning & Site Plan Review Ordinance

Background. In addition to the revisions proposed by OceanView to the Retirement Community Overlay District, we would also propose the following revisions / additions to the main Zoning & Site Plan Review Ordinance to address the changes in the senior living industry over the last several years. Today, the term “congregate housing” is a general term describing a senior living facility that combines private apartments with common facilities and non-medical support services. It is commonly applied to independent living facilities similar to the Main Lodge and Hilltop Lodge at OceanView. There is no certification or license required by the State of Maine. While “congregate housing” typically describes independent senior living, “assisted living” has developed a distinct identity as a dominant form of market rate senior care. Since they serve an increasingly frail senior population, assisted living facilities are licensed by the State of Maine and include a wide array of services including 24 hour supervision and a licensed nursing staff.

As a result of this evolution in the senior living industry, we recommend revising the “congregate housing” definition and adopting an “assisted living” facility definition. As they pertain to parking, it is important to address the car and parking requirements associated with each form of senior living. At the independent living congregate lodges, approximately 60% of the residents own cars and drive (and virtually none maintain more than one car). These residents have access to a comprehensive transportation service as part of their residency in the lodge. Based on this experience, we are recommending that the parking requirement for “congregate housing” remain at 1 space per dwelling unit. At the assisted living community at Falmouth House, virtually no residents drive and only 2 or 3 keep cars on site. For this reason, we are recommending the “health institutions” (bed facilities only) standard. The “health institutions” standard is applicable to nursing homes and today’s assisted living facilities are very similar to nursing homes of 20 years ago. Most of the parking is utilized by staff and visitors. These residents also have access to a comprehensive transportation service.

2.0 Definitions

Revised Definition for Congregate Housing: “Congregate Housing” means residential housing consisting of private apartments and central dining facilities and within which a congregate housing supportive services program serves elderly occupants.

New Definition for Assisted Living Facility: A residential facility that provides a State licensed program of assisted living services to consumers in private apartments in buildings that include a common dining area. Services include medication management, 24-hour supervision, assistance with the activities of daily living, social activities, transportation and other health-related services.

Deleted: functionally impaired

Deleted: who are unable to live independently yet do not require constant supervision or intensive health care available at intermediate care or skilled nursing facilities. For purposes of the Falmouth Zoning Ordinance, congregate housing shall include only those facilities which have been certified by the State of Maine as meeting all certification standards and guidelines for congregate housing facilities as promulgated by the Department of Human Services pursuant to the provisions of Maine State Statutes

5.5 Off Street Parking

Addition of a Parking Requirement for Assisted Living Facility:

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| (15) Assisted Living Facility | 1 parking space for every 3 beds |
| | 1 parking space for each employee based upon expected average employee occupancy |