



Town of Falmouth Community Development Department
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Memorandum

Date: August 6, 2009
To: Falmouth Town Council
From: Amanda L. Stearns, Community Development Director
Cc: Nathan A. Poore, Town Manager
Ethan Croce, Senior Planner
Al Farris, CEO
Re: OceanView Retirement Community Overlay District

Staff has reviewed the request from OceanView for amendments to the existing RCOD language.

In a separate document staff has submitted the specific language we recommend. It is noted where we have suggested changes not requested by OceanView. The following is a list of changes:

1. Replace current definitions with ones that better reflect current practices, especially by the State of Maine.
2. Add definition of Personal Service as it appears as a specific associated use allowed in the district
3. Change the parking standards to reflect the unique aspects of this district. It is recognized that some Council members were concerned about parking for events open to the public. Staff recognizes this but also believes that this should be accommodated by a separate negotiation with the owner as the ordinance is designed to use formulas to generate parking standards. The applicant has indicated a willingness to look at additional parking where it can be accommodated.
4. Move the current section 3.16.9 to the second section as it defines the current district
5. Update reference to lot numbers in district designation.
6. Amend language to address amendments to the district.
7. Update references to staff and clarify how notice to abutters is given.
8. Update permitted uses to reflect current terminology and make consistent with underlying district language.
9. Update space and bulk standards to incorporate the changes requested for building height and net residential area.