

# OceanView

AT • FALMOUTH

April 5, 2012

Falmouth Town Council  
c/o Amanda L. Stearns, AICP  
Community Planning Director  
271 Falmouth Road  
Falmouth, ME 04105

Re: Falmouth School Property: Expansion of the Retirement Community Overlay District

Dear Town Council Members:

On behalf of John B. Wasileski and OceanView, please accept this letter and the attached plans regarding the project to redevelop the former Falmouth Elementary School Property. We are hoping to join the council on Monday evening, April 8<sup>th</sup>, to review the zoning of the property and update you on the overall status of the project.

## I. Update on the Zoning Process

As you know, OceanView and the Town of Falmouth have entered into a purchase and sale agreement for the former Falmouth Elementary School property and we are working in partnership to ensure a high quality, compatible reuse of the property. Addressing the zoning of the property by expanding Falmouth's Retirement Community Overlay District is an important first step in this process. The enclosed *conceptual master plan* is a key component of the Retirement Community Overlay District. We are respectfully requesting your preliminary feedback on the master plan before we finalize the plan and make the formal application to the Town Council

Before addressing the draft master plan, I would like to highlight the purpose of the Retirement Community Overlay District as it relates to both OceanView and the former school property. The best description is found in section 3.16 of the ordinance:

*The Retirement Community Overlay District is intended to provide flexibility and creativity in the design and development of retirement communities that provide a continuum of care and a range of living environments for older residents in locations that are appropriate for this type of development. The overlay district is designed to foster high quality communities that are an asset to the Town while assuring that these developments are good neighbors.*

Based on this purpose, we are requesting that the Retirement Community Overlay District (from here on the RCOD) be expanded to cover the entire former school property to allow for the expansion of the OceanView Retirement Community in accordance with the plan described in our response to the request for proposal (from here on the RFP). Additionally, our proposed

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reuse plan for the school property and the existing school buildings present elements not addressed in the current RCOD ordinance language. For this reason, we are also working with the Falmouth Planning Department to recommend revisions to the current RCOD to address the proposed reuse plan for the existing school buildings as outlined in the RFP.

As I mentioned earlier, the conceptual master plan is a fundamental element of the RCOD. As part of any subsequent application to the Falmouth Planning Board for specific development project approvals, the Planning Board must find that the proposed development is "generally consistent" with the master plan. Therefore, the master plan is the Town Council's opportunity to work with OceanView to create a unified vision for the school property redevelopment under the terms of the RCOD. Once approved, it will be the guiding document for both OceanView and the Planning Board in the detailed design and approval of specific elements of the project.

The following are some highlights of the proposed conceptual master plan based on input we have received to date.

- ❖ Preservation and enhancement of the streetscape and building facades. Proposed additions should be on the rear of current buildings and be compatible with the existing architecture;
- ❖ Creation of a simple "town green" in the area of the former stone dust playing fields to improve appearances and meet the current needs of Falmouth Community programs. A more finished "town green" may emerge in the future;
- ❖ Preservation and enhancement of a green buffer between the new cottage neighborhoods and existing homes (including OceanView homes);
- ❖ Preservation and enhancement of a green buffer between the school properties and the OceanView expansion;
- ❖ A network of trails and sidewalks to provide a variety of pedestrian opportunities.

We would appreciate it if you could review the enclosed plan and provide us with your questions and comments so that we finalize the plan for submission.

Finally, I want to highlight that we are requesting that the RCOD be expanded over the entire school property including the Plummer-Motz schools. This will allow OceanView to proceed with the purchase of the property knowing that the proper zoning is in place for the expansion of a retirement community. This is a basic assumption of our RFP and the purchase and sale agreement with the Town of Falmouth.

## II. Update on the Redevelopment Process

The update and expansion of the RCOD is just one element of the larger project to plan for the redevelop the school property. We are also working with the Town to meet the other requirements of the purchase and sale agreement and, more significantly, to explore the potential for a robust public-private partnership on the site of the former Plummer-Motz Schools. If OceanView and the Town of Falmouth decide to pursue a larger vision for a public-private partnership on the Plummer-Motz site, neither the RCOD nor the current zoning of the property will be adequate or appropriate. Therefore, this request to revise and expand the RCOD is



tailored to the current reuse plan summarized in our RFP and not any expanded vision of the site. It is, in essence, the "backup" zoning plan for the Plummer-Motz site should the public-private partnership not come to fruition and/or the Town decides to sell the Motz school site to OceanView as envisioned in the purchase and sale agreement.

There are at least nine distinct projects within the overall master plan to redevelopment the school property and we have been working on all of them. These include the development of town homes, cottages and lodge expansions as part of the OceanView campus, the renovation of the Lunt school including a public-private auditorium and an adult day care facility and the addition of a state of the art memory support community on the rear of the Lunt School. We have been working with our land planners and architect to begin the planning, design and approvals of these projects. As I mentioned earlier, we have also begun the process of exploring the potential for an expanded public-private partnership on the site of the Plummer-Motz School. At this stage, we are primarily exploring the possibility of bringing the Falmouth Memorial Library to the Plummer School and creating a community center at Mason-Motz.

As part of our exploration of a public-private partnership, we have met with the Library Board of Trustees and other interested parties. We anticipate spending the next several months working on preliminary designs and budgets for potential projects. Equally important, we will pursue a fundraising feasibility study to determine the likely size, scope and anticipated success of a campaign to raise funds to support the projects. Our goal is to provide the Town Council with a proposal for their consideration on this potential partnership in September of 2012.

Thank you again for the opportunity to work with the Town of Falmouth on the redevelopment and reuse of this important piece of Falmouth property. We look forward to speaking with you on Monday evening to gather your feedback and answer any questions.

Very truly yours,



Matthew D. Teare, Director of Development  
OceanView at Falmouth

Enclosures

Cc: John B. Wasileski, Owner