

FALMOUTH TOWN COUNCIL RESOLUTION
SCHOOL REDEVELOPMENT PROJECT – STORMWATER MANAGEMENT

Public Comment: _____

Adopted: _____

WHEREAS, the Town Council entered into a Purchase and Sales Agreement to sell a portion of the Plummer-Motz and Lunt school complex to OceanView; and

WHEREAS, the Town Council accepted a Master Plan prepared by OceanView for redevelopment of the school complex (attachment A); and

WHEREAS, OceanView submitted a Site Plan to the Falmouth Planning Board for its portion of the redevelopment plan (attachment B); and

WHEREAS, this Site Plan shows a proposed Stormwater Detention Pond located on property to be purchased by OceanView as well as property to be retained by the Town; and

WHEREAS, this proposed pond is expected to handle stormwater runoff from the new OceanView development as well as the existing school buildings and parking areas; and

WHEREAS, OceanView proposes to use best management practices to minimize the amount of stormwater runoff;

NOW THEREFORE BE IT RESOLVED, by the Falmouth Town Council in Town Council assembled, that it determined that the proposed Site Plan by OceanView is in conformity with the Master Plan previously accepted by the Town Council; and

BE IT FURTHER RESOLVED, that the Town Council expectation for the stormwater pond design is that it will blend in aesthetically with the landscape and will be experienced as an enhancement or extension of the proposed Village Green and surrounding development; and

BE IT FURTHER RESOLVED, that the Town Council expects to finalize the required stormwater and landscaping details for the pond as part of its Public-Private Partnership for the Plummer-Motz School site and Village Green; and

BE IT FURTHER RESOLVED, that the Town Council expects to execute a drainage easement with OceanView for the pond and all other shared stormwater facilities that will specify rights and responsibilities of both parties.

Adopted by the Falmouth Town Council on _____, at its regular meeting.

Town Clerk: _____ Dated: _____

OceanView Retirement Community

Development Data:

- Existing Building
- Proposed Addition
- Proposed Residential
 - 35 Independent Cottages
 - 32 Townhome Apartments
 - 20 Congregate Living Apartments
 - 24 Memory Support Apartments

Note:

Sidewalks to be constructed along Lunt Road from Lunt School to Falmouth Road and along Middle Road from Lunt Road to Blueberry Lane.



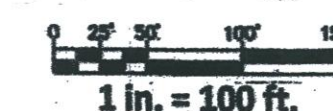
REV'D 4/17/12 APARTMENT ACCESS, SIDEWALKS

Proposed Development Plan

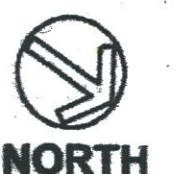
Falmouth Schools Property
Lunt & Middle Roads
Falmouth, Maine 04105

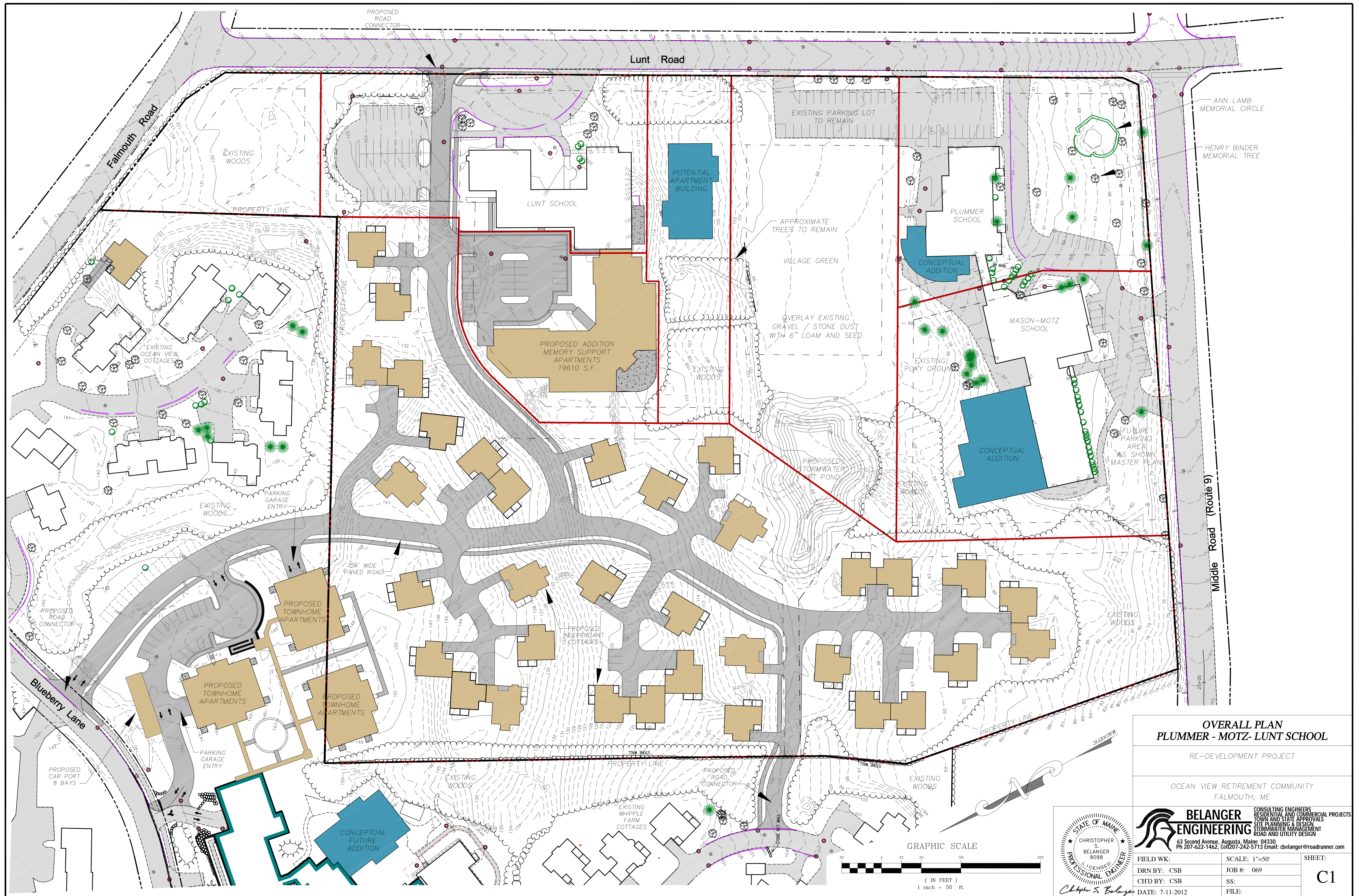
Prepared For:

OceanView Retirement Community
20 Blueberry Lane, Falmouth, Maine 04105



March 2012

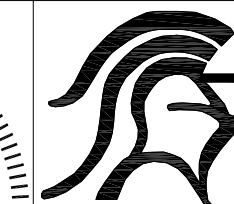




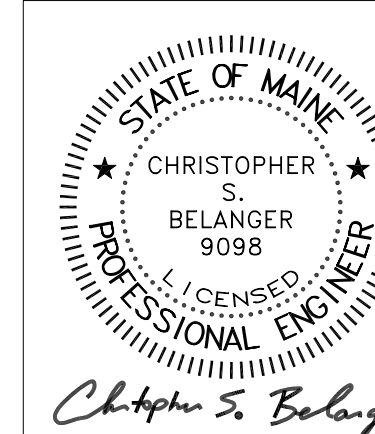
OVERALL PLAN
PLUMMER - MOTZ- LUNT SCHOOL

RE-DEVELOPMENT PROJECT

OCEAN VIEW RETIREMENT COMMUNITY
FALMOUTH, ME



BELANGER ENGINEERING
CONSULTING ENGINEERS
RESIDENTIAL AND COMMERCIAL PROJECTS
TOWN AND STATE APPROVALS
SITE PLANNING & DESIGN
STORMWATER MANAGEMENT
ROAD AND UTILITY DESIGN
63 Second Avenue, Augusta, Maine 04330
Ph 207-622-1462, Cell 207-242-5713 Email: cbelanger@roadrunner.com



FIELD WK:	SCALE: 1"=50'	SHEET:
DRN BY: CSB	JOB #: 069	C1
CHD BY: CSB	SS:	
DATE: 7-11-2012	FILE:	