

## **Zoning Amendment Request**

### **Portland North Park**

**60 Gray Road**

**Falmouth, Maine**

Portland North Park is seeking a zoning amendment to the Mixed Use Cluster District (“MCU”) to allow restaurants with carry-out or drive through. Portland North Park is located at 60 Gray Road in West Falmouth just south of the Maine Turnpike’s Exit 53- toll plaza. The Park consists of 3 mixed use buildings built in the 1980’s.

Since Portland North Park was constructed, this area of West Falmouth has experienced high quality development including the TD Bank office complex, Hannaford Shopping Center and Bowdoin Medical Center. Portland North is looking to redevelop the front two buildings of the Park to be in more conformity to the surrounding properties and current development standards including stormwater management.

Portland North has entered into an agreement with a national restaurant to replace one of the buildings with associated site work. In order to redevelop the Park, an amendment to the MCU Permitted Structures and Uses table is required. Provision 9 of the Use table allows restaurants but (not including carry-out or drive through restaurants). The restriction on carry-out or drive through would have to be eliminated in order for the redevelopment proposal to proceed to the Falmouth Planning Board for Site Plan Review and Approval. The adjacent West Falmouth Crossing Master Planned Development District contained the same restriction (not including carry-out or drive through service) but Restaurants with carry out and/or drive through service were allowed under additional uses of the Master Development Plan.

Enclosed is a site plan and aerial photograph of the existing Portland North Park and a conceptual site plan of the redeveloped Portland North Park.