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March 19, 2014

Ms. Ellen Planer  
Town Clerk  
Falmouth Town Hall  
271 Falmouth Road  
Falmouth, ME 04105

Dear Ellen:

I am pleased to introduce, in accordance with Article II, Section 213 of the Town Charter, language relative to proposed amendments to the Zoning and Site Plan Review Ordinance. The purpose of these amendments is to establish a special overlay district to permit the establishment of an outdoor garden center and the amendments to the loading area at 206 US Route One.

The garden center and loading area are associated with a longstanding retailer at this location. The retailer had initially anticipated an expansion under the SBI District prior to the VCI District adoption. Under the previous ordinance the proposal would have been permitted and required a full site review for the entire parcel. This district would allow the garden center at a scale not permitted in the VCI district and exempt the retailer from full site plan review by the Planning Board.

A draft of the amendment language is attached to this letter. It is anticipated that the amendment will be amended prior to the notice of Council hearing. The substance of the amendment will not change.

We hereby ask that you place this item on the next available agenda for a public hearing and that you properly post notices and advertise for a public hearing as required by the Charter.

Sincerely yours,

*Teresa, Pierce, Chair*  
Falmouth Town Councilor