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**Admitted in ME, MA, and AK*

May 8, 2014

Ms. Theresa Pierce
Chair, Falmouth Town Council
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105-2098

RE: Zoning amendment to establish a special overlay district for the Walmart Garden Center

Dear Chair Pierce and members of the Falmouth Town Council:

Thank you once again for the opportunity to present this proposed rezoning of a portion of the property located at 206 U.S. Route One to permit the continued operation of Walmart's outdoor garden center.

I am writing to provide a brief update on the landscaping plans since the April 16, 2014 Town Council public hearing. In response to comments at that meeting, Walmart added additional landscaping along Clearwater Drive to provide further buffering and aesthetic improvements to the garden center area. Specifically, the plan now shows many additional shrubs and three additional evergreen trees for a total of eight new trees.

Further, in response to a recommendation made during the Planning Board public hearing on May 6, 2104, the plan now shows the ditch in the landscaped area along Clearwater Drive filled in with a small collection point near the existing culvert inlet. This change is designed to reduce salt intake by the plants, which will make the plants more sustainable.

As you know, Walmart has been working simultaneously with the Town and Walmart's landlord, Falmouth Plaza, LLC, regarding the development and cost-sharing of Hat Trick Drive, which will include significant landscape improvements. The garden center landscape improvements are designed to complement and enhance the Hat Trick Drive upgrades. In particular, the area at the corner of Clearwater Drive and Hat Trick Drive will have several new trees and additional landscaping which will provide an enhanced buffer to the existing loading and outside sales garden center area. That area will also include a pedestrian connection to the new sidewalk near the garden center. Together with the aesthetic improvements along Clearwater Drive, the entire area will be significantly improved.

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Walmart has provided color 3-D renderings of how the proposed landscaping near the garden center and on the corner of Hat Trick Drive will appear from street level. Copies of the renderings are included in your packet.

It is also our understanding from the Town Manager that the Town will assume responsibility for maintaining the trees in the right of way which will ensure ongoing maintenance of the trees and will address a concern raised during the public hearing.

Finally, all three parties have interest in further expanding the sidewalk toward Route One east of the garden center but there may not be enough funding in the three party limited development agreement. We have been told that the Town intends to add this in the bid process for Hat Trick Drive as a bid alternate with the hope that construction bids come in low enough to also include this part of the project.

Thank you again for your consideration of Walmart's request for a zoning amendment.

Sincerely,

A handwritten signature in blue ink that reads "Joan M. Fortin". The signature is written in a cursive style with a large initial "J" and "F".

Joan Fortin

Cc: Nathan Poore, Town Manager
Amanda Stearns, Community Development Director
Holly Malloy, Falmouth Plaza, LLC
Aaron Shaw, Sewall Company