

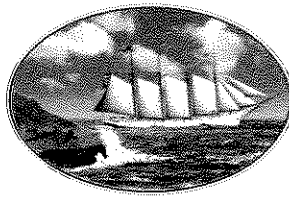
**TOWN COUNCIL & PLANNING BOARD WORKSHOP
ON PROPOSED AMENDMENT TO
CONTRACT ZONE III – MAINE LIFE CARE
RETIREMENT COMMUNITY INC.
WEDNESDAY, SEPTEMBER 17, 2014 – 6:00 P.M.
COUNCIL CHAMBERS**

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Discussion on the proposed amendment to Contract Zone III – Maine Life Care Retirement Community, Inc. [Piper Shores]

Item 4. Adjournment.



Piper Shores

September 11, 2014

Town Council, Town of Scarborough
c/o Thomas Hall, Town Manager
Town of Scarborough
259 U.S. Route 1
P.O. Box 360
Scarborough, ME 04070-0360

Dear Town Council Members:

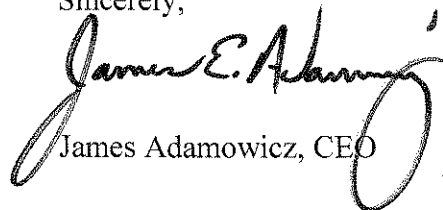
Piper Shores, owned by Maine Life Care Retirement Community, Inc., a Maine nonprofit organization, is Maine's first lifecare retirement community that promotes residents' long-term wellbeing and health within a continuum of lifecare services. Since opening in 2001, Piper Shores has endeavored to be a leading life care community, offering residents an independent lifestyle, a comfortable, secure environment with an oceanfront setting, a friendly community of like-minded neighbors, and onsite access to assisted living and skilled nursing care at the Holbrook all for one predictable monthly fee.

However, the needs of residents and the evolution of life care communities have resulted in a desire to provide additional facilities at Piper Shores. In the near term, there is a real need for the addition of memory care units for those with Alzheimer's and other forms of dementia. Piper Shores has also identified a long term need to add additional independent living units, assisted living units and skilled nursing care units. Further development at Piper Shores is restricted by the existing Contract Zone Agreement.

Accordingly, following several preliminary meetings with your Town Manager and Town Planner, Piper Shores is submitting this application, requesting an amendment to the Contract Zone Agreement, dated November 6, 1997 and November 17, 1997 and recorded in the Cumberland County Registry of Deeds, Book 13437, Page 19 and Book 13449, Page 171.

We look forward to discussing this matter with the Town Council and the Planning Board at the meeting scheduled for September 17th and at subsequent meetings. Thank you.

Sincerely,



James Adamowicz, CEO

FIRST AMENDMENT TO CONTRACT ZONING AGREEMENT

This First Amendment to Contract Zoning Agreement made as of the ___ day of _____, 2014, by and between the Town of Scarborough, a body corporate and politic, located in the County of Cumberland and State of Maine (hereinafter the "Town"), and Maine Life Care Retirement Community, Inc., a Maine non-profit corporation, with an address of 15 Piper Road, Scarborough, ME 04074 ("Maine Life Care"), pursuant to the Contract Zoning provisions of the Scarborough Zoning Ordinance.

WHEREAS, the Town and Maine Life Care entered a Contract Zoning Agreement, dated November 6, 1997 and November 17, 1997 and recorded in the Cumberland County Registry of Deeds, Book 13437, Page 19 and Book 13449, Page 171 (the "Agreement"); and

WHEREAS, the Town of Scarborough, by and through its Town Council has determined that the amendments set forth herein to said rezoning would be pursuant to and consistent with the Town's local growth program and Comprehensive Plan adopted pursuant to Title 30-A, Maine Revised Statutes, Chapter 187, Sub-part 6-A, and consistent with the existing and permitted uses within the original zoning district classification and has authorized the execution of this First Amendment to Contract Zoning Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The provisions of Section 2(a), 2(e) and 2(f) of the Agreement are hereby amended in their entirety to provide:

(a) Building Footprint and Height: The maximum allowable building footprint for the buildings (including the main building, the cottages and garage structures) shall be ~~257,600~~527,160 square feet and the maximum building height shall be three (3) stories and as shown on the Site Plan approved by the Town of Scarborough Planning Board. The main buildings shall be a maximum height of 39 feet to the mid-point of the sloped or hip roofs and 45 feet to the ridge of the roof. The maximum number of stories for the cottages will be 1 story.

(e) Density: The maximum net residential density of the Continuing Care Retirement Community shall be:

~~160-192~~ Independent Living apartments, being dwelling units ranging in size from 500 square feet to ~~1800-1900~~ square feet;

~~40-60~~ Independent Living Cottage Units, being one story, semi-attached in up to four plex buildings with each unit ranging in size from 700 square feet to ~~2000-2500~~ square feet;

~~20-72~~ Assisted Living Units, as regulated by Department of Human Services rules relating to residential care or assisted living units; and

~~40-64~~ Skilled Nursing Rooms, as regulated by Department of Human Services Nursing Home licensing requirements.

Unless set forth in an amendment to the Conservation Easement that the Town Council of the Town may (or may not), in its discretion, approve and in accordance with the provisions of Subchapter 8-A of Title 33 of the Maine Revised Statutes, as may be amended from time to time, none of the above-referenced apartments, cottages, units or rooms may be constructed on any portion of the property that is subject to the Conservation Easement granted by Maine Life Care to Town and State of Maine Department of Environmental Protection dated July 20, 1999 and recorded in said Registry, Book 15226, Page 195.

(f) Residents: Occupancy of the Continuing Care Retirement Community shall be limited to persons 62 years of age or older or households with at least one resident who is 62 years of age or older; provided, however, that in the case of any dwelling occupied by a person age 62 or older and by a person older than age 21 and younger than age 62, in the event that the person age 62 or older moves out of the dwelling unit or dies, the younger person may continue to reside the dwelling unit.

3. Maine Life Care shall record this First Amendment to Contract Zoning Agreement in the Cumberland County Registry of Deeds within 30 days after its execution by the Town.

4. Unless extended by the Town by further amendment of this Agreement, construction of the additional improvements to the Property authorized by this Amendment may commence within fifteen (15) years after execution of this Amendment and shall be substantially completed within thirty (30) years from the date of this Amendment.

5. Except as specifically amended herein, all terms and conditions of the Agreement shall remain in full force and effect.

WITNESS:

Town of Scarborough

By: _____
Thomas Hall, Its Town Manager

Maine Life Care Retirement Community, Inc.

By: _____
James E. Adamowicz, Its Chief Executive Officer

STATE OF MAINE
CUMBERLAND, ss.

_____, 2014

Personally appeared the above-named Thomas Hall, Town Manager of said Town of Scarborough, and acknowledged the foregoing to be his free act and deed in his said capacity, as duly authorized, and the free act and deed of said Town of Scarborough.

Before me,

Notary Public

STATE OF MAINE
CUMBERLAND, ss.

_____, 2014

Personally appeared the above-named James E. Adamowicz, Chief Executive Officer of said Maine Life Care Retirement Community, Inc., and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Maine Life Care Retirement Community, Inc.

Before me,

Notary Public

Council/Planning Board Meeting
Scarborough, Maine
Wednesday, September 17, 2014

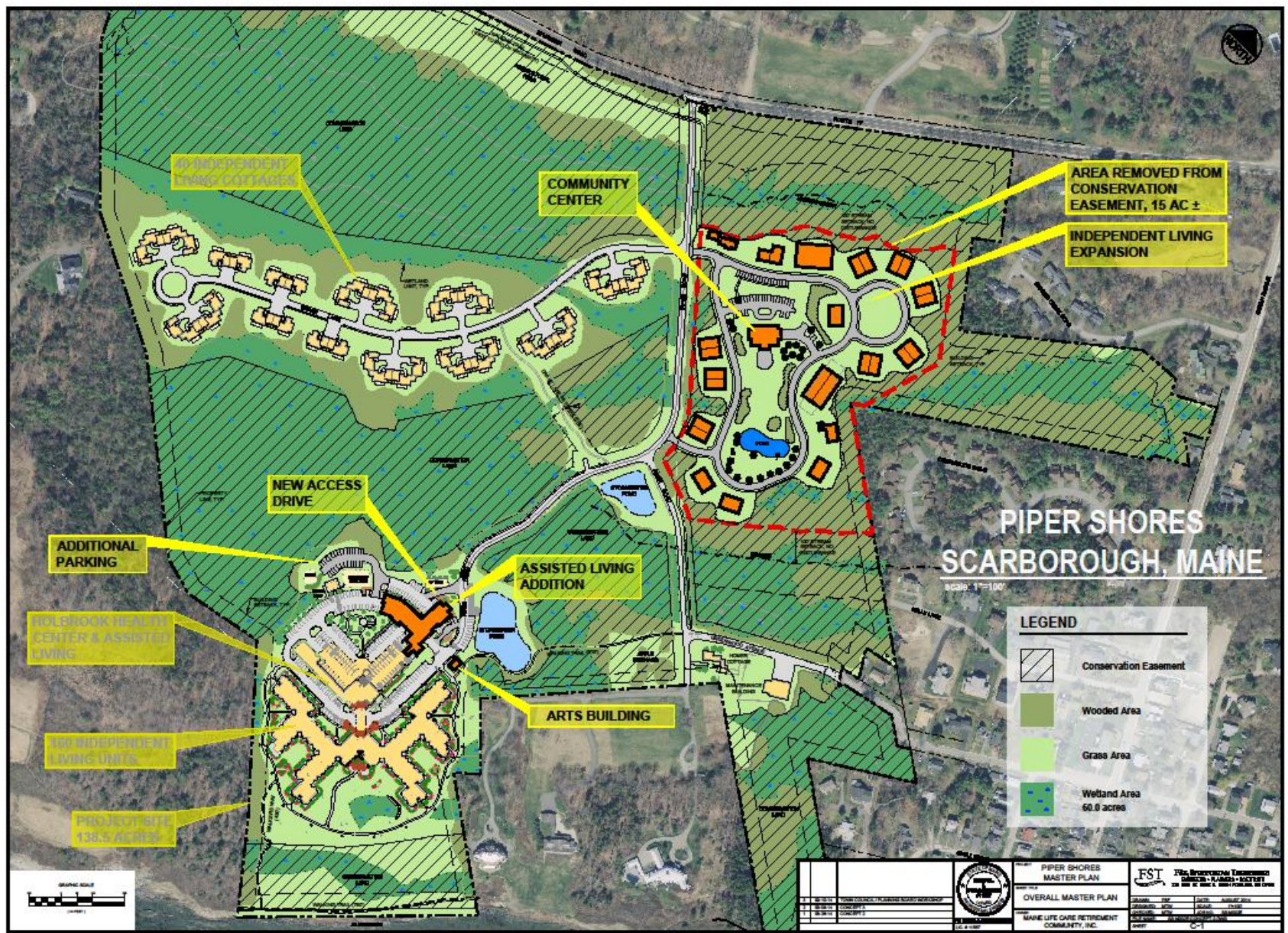
Jim Adamowicz, Piper Shores
Hugh McGettigan, Clover Advisors
Ron Epstein, JBGH Attorneys
Drew Kepley, SFCS Architects
Michael Tadema-Wielandt, FST Inc.



Piper Shores – Aerial Photo

Master Plan Elements

- Holbrook Assisted Living Renovation/Expansion
 - 12 bed memory care (studios)
 - 16 units, social model (apartments)
 - Connection to existing operations
- Northeast site development; Independent Living in a blend of different options with support space
- Amenity space enhancements, Arts Building, Dining and Wellness
- Parking, service and access
- Possible future 24 Skilled Nursing Rooms and 24 Assisted Living Units on the southwest site adjacent to Holbrook



Piper Shores – Proposed Site Plan



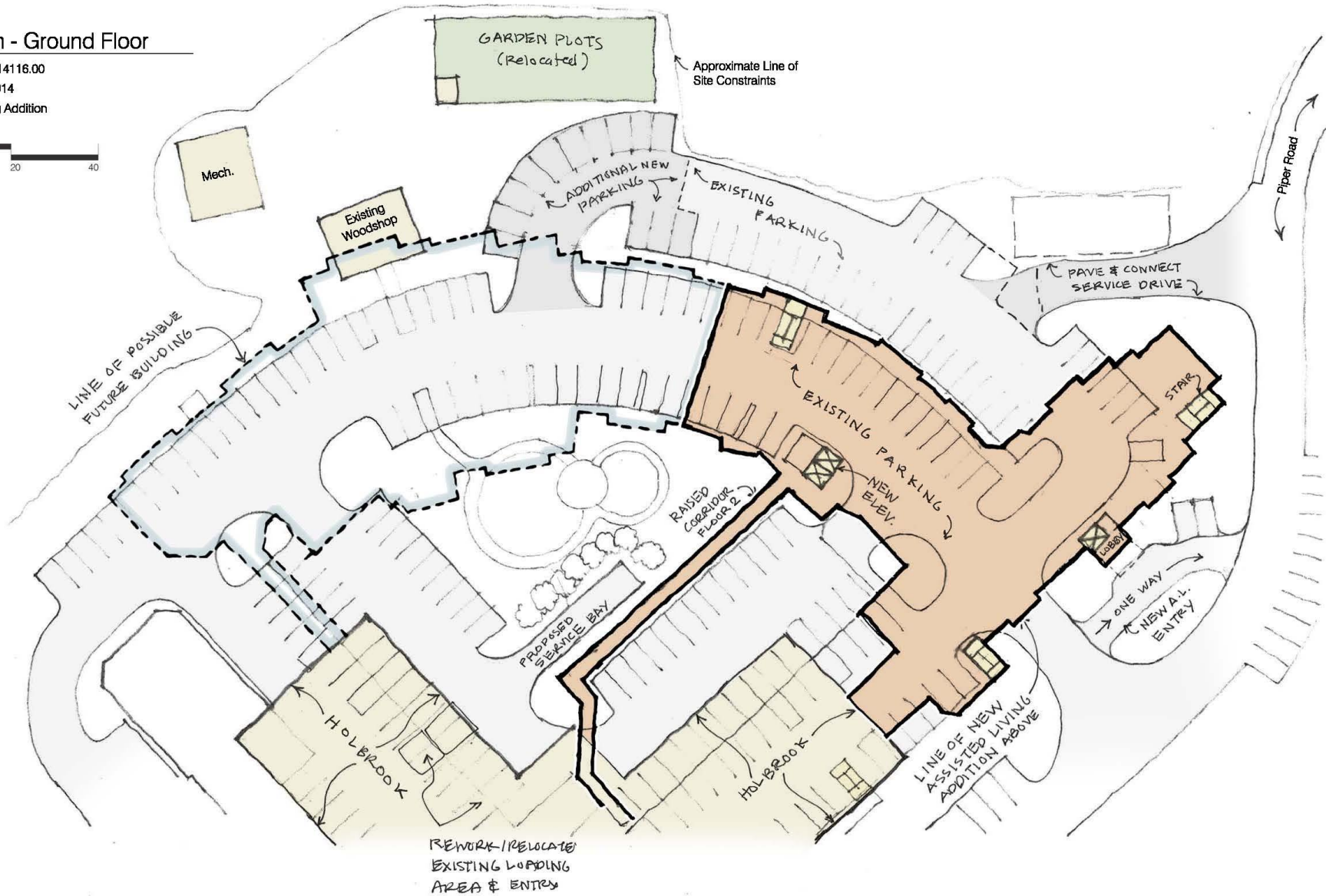
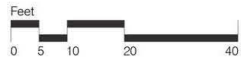
Piper Shores – Aerial Photo of Holbrook

Site Plan - Ground Floor

Piper Shores: 14116.00

SFCS 09.08.2014

Assisted Living Addition





Piper Shores – Aerial Photo of Holbrook



Rendering

SFCS



Northeast Site Concepts

SFCS





Rendering

SFCS

Site Summary

- 9 Duplex buildings (2 units per building) = 18 units
- 2 Custom homes
- Four, 4 unit buildings = 16 units
- Two, 8 unit buildings = 16
- Total Independent Living units = 52
- Commons Building
- Walking trails and other outdoor amenities





INDEPENDENT LIVING

SFCS



INDEPENDENT LIVING – Duplex Example

SFCS



COASTAL MAINE ARCHITECTURE

SFCS



Piper Shores – Proposed Site Plan



Project Timeline

- October 2014 – Submit formal Contract Zone Amendment to Town Council for approval
- November 2014 – Receive Town of Scarborough approval of Contract Zone Amendment
- December thru May 2015 – Design of Holbrook Assisted Living Addition – Phase 1
- January thru April 2015 – Planning Board site approval process
- Summer 2015 – Begin Phase 1 of Holbrook Assisted Living Construction