

4/25/2024

Dear John,

We are pleased to know that you and your entire development team are actively working to maintain and add to OceanView - our home for eight years, so far.

I am a former owner of several Portland businesses. Tom is a retired Navy Commander who served for 25 years. We understand the necessity to constantly maintain and keep updating every facet of an organization. Whether you are responsible for keeping business clients happy, keeping an Aegis destroyer ready for action, or ~~for~~ for keeping all of OceanView's residents safe, cared for, and able to be part of a strong community.

As residents, we are pleased to receive informative communications regarding the revitalization of the place in which we plan to stay forever. Everything we have heard, regarding new buildings and updating OceanView, gives us a secure feeling about how you are working to protect the financial investment we have entrusted to you.

We love living at OceanView, and we are very grateful for the knowledge that we have a bright future here. We cannot imagine a better place for us.



Tom and Nan Morrisette
Oceanview Cottage 45
Blueberry Lane,
Falmouth, ME

89 Foreside Road
Falmouth, ME 04105
(207) 781-3860 • 1-800-244-3860

201 Gray Road
Cumberland, ME 04021
(207) 829-5619 • 1-800-348-8498



www.skillins.com

422 Bath Road
Brunswick, ME 04011
(207) 442-8211 • 1-800-339-8111



Garden Center

Gifts

Florists

Nursery

Greenhouse

April 29, 2024

Nathan Poore
Town Manager
Town of Falmouth ME
271 Falmouth Rd
Falmouth ME 04105

Dear Nathan and Falmouth Town Council:

I am writing in whole hearted support of the latest Oceanview at Falmouth Expansion and Modernization Project.

This is a very well thought out project on primarily prior developed areas rather than expanding into green areas. The folks from Oceanview assure me it meets all zoning requirements and is consistent with the Comprehensive Plan which will keep the project within the best requirements of our Town.

It is a well thought project in that it updates the campus and units to keep Oceanview competitive but also reduces the carbon footprint of Oceanview by making it run more efficiently. As they pointed out to me, expansion also allows for new residents to move in-freing up much needed housing stock for young people and families.

Obviously, Oceanview itself and it's residents have a hugely beneficial economic impact to the town. There is minimal impact on Town services and no children into the schools. All of this is true, yet our family very much appreciates the high character of the residents and how beloved long-time community contributors can stay in the area by the virtue of being an Oceanview resident and continue to benefit us by their presence.

Thank you Nathan and Company for your attentiveness to this, as we the Skillin Family wholeheartedly support the Oceanview modernization.

Sincerely,

Michael D. Skillin
Skillins Greenhouses

Date: 04/26/2024

Nathan Poore, Town Manager

And;

Hope Cahan, Chair. Falmouth Town Council

Town of Falmouth

271 Falmouth Road

Falmouth, Maine 04105

Re: OceanView Expansion and Modernization Project

Dear Mr. Poore and Chair Cahan:

I am writing to offer my support for the proposed OceanView Retirement Community Expansion and Modernization project located off Blueberry Lane on the OceanView campus. OceanView and its residents have been a part of the Falmouth community for decades and contribute in many ways to local organizations and businesses. The proposed expansion will allow OceanView to remain competitive and meet the continued demand for senior housing and services. I would expect this project to be of the same high quality design and in character with the rest of the beautiful campus Mr. Wasileski has created over the past 4 decades.

I encourage the Town Council and Planning Board to approve the updated masterplan and project application.

Thank you for your consideration.

Sincerely,



May 7, 2024

Dear Falmouth Maine Planning Board Members,

I am writing to express my wholehearted support for the expansion project proposed by OceanView, a retirement and care community. This project promises numerous benefits not only to OceanView but to the entire town of Falmouth.

First and foremost, the development is designed to be primarily on previously developed areas, following the concept of "infill" rather than encroaching into green spaces. This approach not only respects the environment but also aligns with zoning requirements and the Comprehensive Plan, demonstrating OceanView's commitment to responsible growth.

Additionally, the expansion is planned in a way that minimizes visual impact on neighboring properties, ensuring harmony with the surrounding area. By modernizing and updating its campus and units, OceanView seeks to remain competitive and meet the growing market demand for elderly care services. This modernization effort extends to environmental sustainability, with plans to electrify and improve energy efficiencies, ultimately reducing the campus's carbon footprint and contributing positively to environmental goals.

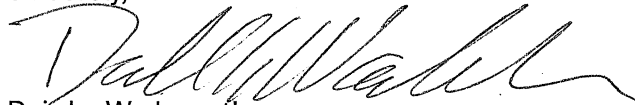
One of the significant benefits of this expansion is the opportunity for new residents to move in. This influx of residents also means increased patronage of local businesses, leading to a boost in the economic impact on the town. Additionally, OceanView residents actively engage with the community by donating their time and resources to numerous local, regional, and state organizations. This enriches not only their lives but also contributes significantly to the well-being of many others in the area. I have personally witnessed the impact of the residents interacting with children in the schools. My elementary school daughters have enjoyed many trips and projects that match residents with students and always speak fondly of their experiences.

It's also worth noting that OceanView is a privately maintained campus, which means no impact on local schools, and yet it remains one of the largest taxpayers in Falmouth while having minimal impact on town services.

In closing, OceanView is not just a part of the community but an active and valuable contributor to its growth and well-being. I urge the Falmouth Planning Board to support this expansion project, as it aligns with the town's goals of responsible development, economic vitality, environmental sustainability, and community enrichment.

Thank you for your time and consideration.

Sincerely,



Deirdre Wadsworth

Resident at 55 Hardy Road

(207) 450-2212, dgwadsworth@gmail.com

From: Mitchell DeBortoli <mitchell@oceanviewrc.com>
Sent: Tuesday, April 30, 2024 2:25 PM
To: Sera Hinkley; Christian Haynes; rlicht@securespeed.net
Subject: FW: Letter

From: Scribner, John <jscribner@landvest.com>
Sent: Tuesday, April 30, 2024 2:14 PM
To: Mitchell DeBortoli <mitchell@oceanviewrc.com>; Matthew Teare <teare.mattd@gmail.com>; Wazileski, John <ovhgowner@gmail.com>
Subject: Letter

this went to all the council today thru the Town website and to Cahan and Poore via email

Nathan Poore, Town Manager

Hope Cahan, Chair

Falmouth Town Council

Town of Falmouth

271 Falmouth Road

Falmouth, Maine 04105

Re: OceanView Expansion and Modernization Project

Dear Mr. Poore and Chair Cahan:

We are writing to offer our support for the proposed OceanView Retirement Community Expansion and Modernization project located off Blueberry Lane on the OceanView campus. OceanView and its residents have been an integral part of the Falmouth community for decades and contribute, in many ways, to local organizations and businesses.

Living near the campus as well as having friends and family who have been residents, we are always amazed at the scope of the facility and the attention to detail they have paid as well as the resources that have been spent to make it so unassuming. We should consider ourselves blessed to have this service in our community as well as the revenue it provides for our town.

The proposed expansion will allow OceanView to remain competitive and meet the continued demand for senior housing and services. We have no doubt this project to be of the same high-quality design and, in character with, the rest of the beautiful campus Mr. Wasileski has created over the past 4 decades.

We encourage the Town Council and Planning Board to approve the updated masterplan and project application.

Thank you for your consideration.

Sincerely,

John and Sally Scribner

JOHN H. SCRIBNER

Director - Principal

LandVest | CHRISTIE'S
INTERNATIONAL REAL ESTATE
36 Danforth St. | Portland, ME

O 207.874.2057

M 207.749.5148

jscribner@landvest.com

www.landvest.com | [LandVest Blog](#)

to: Ms. Ellen Planer, Town Clerk, Town of Falmouth, Maine

Dear Ellen,

How're you doing? We hope well!!

Thanks for so many times during our 12+ years in Falmouth being helpful to us as we worked our way into the community, after coming from your old stomping grounds in California's Silicon Valley. We always appreciate your willingness to many times accept our teasings and fun-foolishments when we've stopped by town HQ for meetings (or bill-payings! Ugh!).

The help we need this time is to whom at the town should a letter be given in support of OceanView at Falmouth's current plans and applications to remodel-and/or-newly-construct and upgrade sections of facilities and living units at OV, including adding several dozen apartments to bring new residents into our community. So..., please pass this letter along to the appropriate town officials who would be professionally interested in our points of view on what we consider to be an overall improvement of where we live.

As background: For our later retirement years, a half-dozen years ago Sue & I moved from a home on Paddock Way, to a nice apartment at OceanView in Falmouth. We came to OV expecting a safe, comfortable, secure, well-maintained and well-managed senior-living facility. Our expectations have been more than met, and we have developed and enjoy friendly relationships with many well-educated interesting pals and neighbors. Beyond ourselves, our primary interest is helping bring high-quality music performances to OceanView...., and among residents we are considered a driving force in each month arranging, promoting and presenting two or more concerts at OV that are enthusiastically self-sponsored by our having built a happy participating cadre of almost 200 residents. From the beginning when we proposed undertaking this volunteer mission, OV's owner, John Wasileski has been super-supportive (Hoo-Ray for that encouragement!!). Being musicians ourselves (Sue a "pro", as you know), we are fortunate to enjoy good personal relationships with well more than half of the individual members of the Portland Symphony, many who also perform with and have introduced us to Boston-area musicians with Boston Pops and Boston Symphony Orchestra experience. We are dedicated as uncompensated individuals to paying high honorariums and bringing as many of those musicians as possible to perform at OceanView; likewise bringing to OV many chamber-music players from quality Maine Festival ensembles..., including faculty and advanced students from USM's Osher School of Music.

Considering our interest in high-quality music performances at OceanView, we consider two aspects of OceanView's current plans to upgrade and expand as especially attractive. First, of course, will be up to 50 new future pals being able to move into apartments in the proposed buildings. "People" are the lifeblood of living at OceanView, so getting to know "More People" will, we predict, be of significant added value to Sue's and my future later-life experiences. Of course, we look forward to some of those joining with us at concerts that we make happen in the future.

One aspect of the proposed overall expansion/replacement plan submitted to Falmouth authorities is especially attractive to Sue and me. The proposal includes significant enlargement of the community space in Blueberry Commons area of OV. We understand that the improved room will be able to hold maybe 200 people. Do we look forward to presenting concerts to larger audiences in the enlarged room? -- You Bet We Do!! That this enlargement was visualized by OV was a fantastic and delightful surprise to us; how brilliant! We have proposed that expansion of this BBC community room (that's what it's called by residents) include installation of a low stage (maybe seven or so inches higher than the floor) that would be large enough to hold double-quartets of eight musicians; it obviously would also be extra useful for general meetings, allowing better sight-lines of speakers to OV residents (some of whom, including yours truly, occasionally incur neck discomforts). Residents with walkers in the currently existing lodges will benefit since additional group activities for larger assemblies can be more easily accessed while staying indoors. We are assured that our suggestion is receiving high-level consideration.

In discussions with some of our pals, we also have been especially impressed with aspects of the proposal regarding underground garages. Well-designed living-unit buildings built upon currently-paved parking areas --the new units constructed with underground parking-- are undoubtedly a win-win visual tradeoff (although it's a lose-lose tradeoff to Maine's winter snowstorm gremlins who want us to endure shoveling duties to get our vehicles back on the road --So including the garages is a Ha!Ha! to those nature scoundrels!). Obviously, the decision to create more underground parking is way better than just adding buildings and paving over additional land spaces with less-than-attractive whiteline-painted outside parking spaces.

We need to mention that others of our pals have praised that the proposed-plans will result in the installation of more solar units (although candidly, we are personally concerned about our nation's over-dependency on too many such units, lest the Chinese secretly have installed "turn-off-switches" as unconventional war-attack mechanisms). Nonetheless, we observe that the overall OV community is highly supportive of OceanView Management's commitment to solar energy sources.

Anyway, perhaps we've rambled on a bit with this letter....., but please understand that Sue and I strongly endorse the current proposed overall plan submitted by OceanView to the Town of Falmouth. We think moving forward as proposed will be good for OceanView, good for us....., and good for the wider Falmouth community.

Thank you, Ellen, and thanks also to other town officials for receiving and considering our communication.

Sincerely,

Sue & Hank Schmitt

20 Blueberry Lane Apt. L353, Falmouth, Maine 04105 apt.tel#619-7334

May 9, 2024

Nathan Poore, Town Manager

Town of Falmouth

271 Falmouth Rd.

Falmouth, ME 04105

Re: OceanView Expansion and Modernization Project

Dear Mr. Poore:

We are writing as abutters to OceanView Retirement Community to express support for the proposed Expansion and Modernization project. We own a 24+/- acre property (Map 310 Lot U30-003) located directly adjacent to the OceanView western boundary extending from Merrill Rd. to Falmouth Rd. We have enjoyed a good relationship with John Wasileski and our OceanView neighbors for over 30 years.

Our land abutting OceanView is wooded and natural. The project is proposing to remove and upgrade a number of outdated cottages. The plans require an area of development and grading close to our property line. Mr. Wasileski has agreed to work with us to provide a planting plan to maintain a visual screen with which we are agreeable.

Sincerely,

Sean & Wendy Hanley

33 Merrill Rd.

Falmouth

April 23, 2024

Dear Members of the Falmouth Town Council,

We have been neighbors with Ocean View Retirement Community for the past twenty-eight years. We live next door on Falmouth Road.

OceanView is a big part of our lives, and we are grateful. I'd like to share a bit about our neighbors.

When our children were young they believed they had dozens of grandparents from spending so much time there. If one of them was not having a great day they might walk over and visit with friends at Falmouth House, they were received with a smile, a hug, and good conversation.

Besides living so close by, my grandmother, mother-in-law, and aunt have all been part of the OceanView community as residents of Falmouth House. My mother currently resides there. It has been a wonderful resource for us and our family members to find a vibrant, welcoming, and supportive community so close by.

Children and students across Falmouth have had countless opportunities to engage with, learn and grow from relationships with residents throughout the OceanView community through a variety of intergenerational programs, including the OceanView Kids' Club, Wisdom Tea, and Senior Teachers.

Twenty-six years ago The OceanView Kids' Club began and since then hundreds of local families, children, and teens have gathered monthly for corn hole tournaments, Halloween parades, intergenerational service projects, and connection.

Additionally, teens from Falmouth High School gather monthly with residents of Falmouth House for conversation and dessert. Wisdom Tea, as the gatherings are called, has been meeting for more than 21 years. 100s of students have been involved.

In the words of Falmouth High School student, Val, "OceanView is such a big part of our community in Falmouth and I think to get connected to it, even if you don't have a relative there, is important. We all take stuff from our conversations with the elders that we are never going to forget."

Another FHS student, Angelina, said, "I really can't imagine my high school career without Wisdom Tea and our schools' relationship with OceanView. It's been such an integral part of my education." And yet another student shared in his college essay, "some of the most important things I learned in high school were in conversation with the residents at Falmouth House."

Through the Senior Teachers program, elementary school classrooms visit the various buildings at OceanView monthly to have their classes on campus with the residents participating and supporting the students. I have heard, on many occasions, elementary school students describe their visits by exclaiming, "going to OceanView is more fun than recess!" Teachers often share that students build confidence through their connections with the residents that they bring back to the classroom.

OceanView is a treasured part of our community and an invaluable resource that has created a place for seniors to flourish and in the process share a wealth of knowledge, wisdom, and life skills with each other and with all of us in the broader community.

We are appreciative of the good neighbor we have in OceanView and support its thoughtful, caring approach to expansion and growth.

Sincerely,



Holly E. MacEwan