



M A R K  
M U E L L E R  
A R C H I T E C T S

May 6, 2026

Nick King  
Town of Falmouth Planning Department  
271 Falmouth Road  
Falmouth, Maine 04105

**RE: Falmouth Dentistry**  
78 Leighton Rd  
Falmouth, Maine

**Amended Site Plan Application**  
Map 373, Lot U44-014

On behalf of Falmouth Dentistry, our firm is submitting to update the Town of Falmouth for the design of the new building entrance and to update the board on field changes to the building that we made during construction.

Due to extenuating circumstances, our firm has been commissioned to complete the design process.

**Building Changes:**

- Ridge of the new addition was raised approximately 2'-4"
- Rear dormer West Elevation was elongated
- The roof covering behind the garage was modified

The ridge was raised to provide a minimum ceiling height per building codes in the upper level. The elongation of the dormer was meant to provide a more direct travel path to the upper exit.

The roof at the West stair was modified to allow more adequate roof water drainage



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These amendments can be seen on the attached architectural drawings

### **Proposed Amendments to Existing Building**

- Add two exterior exit stairs to the rear of the building

This work is included for building code compliance to provide egress and exiting at the rear and upper level of the building

### **Proposed Work**

- Front entrance and lobby/ reception area

The proposed entry, lobby and reception area are a reintroduction to the project at this time. The work had been previously permitted through Grant Hays Associates.

The waiting area is a principle component to the project, the existing waiting is very small with only room for a few chairs. The new waiting room will provide comfortable space with adequate waiting and tall ceilings and windows for natural daylight. The lobby will also include an interior accessible wheelchair lift.

The exterior of the new addition will emulate the previously approved addition in space and bulk, and conform with the Town of Falmouth Exit 10 Architectural Design Guidelines.

The caveat is the new roof of the lobby addition will be a horizontal planar roof (flat), the design intent is to maintain the existing cross gable roofs as the dominate element of the exterior composition. Maintaining the previously approved flat roof will satisfy this design intent.

The skin of the addition will emulate building materials already used throughout the project.

The proposed lobby addition is 500 sq ft.

The proposed addition can also be seen on the attached architectural drawings.



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Thank you for your consideration,

Mark Mueller  
Mark Mueller Architects  
Maine RA

Mr. Nicholas King  
Town of Falmouth Planning Department  
271 Falmouth Road  
Falmouth, Maine 04105

May 6, 2026

Re: Site Plan Amendment Submission  
78 Leighton Road Building Addition  
Tax Map 373, Lot U44-014

Dear Mr. King,

We appreciate the opportunity to bring forth this Amended Site Plan Application for review and consideration. The structure and site elements have progressed well and we are looking forward to completing both the back and front entry additions to support ongoing business functions.

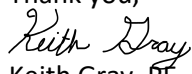
Please find the attached sets of the following information in support of the Amended Site Plan Application:

- Planning Board Amendment Application
- Site Plan Amendment Fee Calculation Sheet
- Narrative of amendments
- Amended Site Plan and Architectural Plans (3 full & 6 reduced)

Site Plan Amendments include the following additions:

- Three (3) employee parking spaces, for a total of six (6) spaces
- Curbed sidewalk for the employee spaces
- Retaining walls in place of rebuilding boulder walls
- Granite stairs, paved ramp and concrete walkway to better access the basement level entrance
- Dumpster enclosure
- Additional landscaping
- West elevation exit stairway
- First floor exit stairway onto deck with ramp to parking lot

Please call with any questions regarding this application or if any additional information is needed for this submission.

Thank you,  
  
Keith Gray, PE  
207-615-6241  
Keithgray207@gmail.com

# FALMOUTH PLANNING BOARD REQUEST FOR HEARING

IN ADDITION TO THE SPECIFIED REVIEW FEES, APPLICATIONS SHALL BE ACCOMPANIED BY A **\$125.00** FEE TO COVER THE COST OF NOTIFICATIONS AND PUBLISHING.

Name of Applicant: 78 Leighton Road, LLC (Dr. Kyra Chadbourne) Phone# 207-939-7243

Fax: \_\_\_\_\_ E-Mail: kyra.chadbourne@gmail.com Alt. Phone # \_\_\_\_\_

Full Address: 78 Leighton Road, Falmouth ME

Address of Property to be Developed: (if different) \_\_\_\_\_

Map: 373 Lot: U44-014 Zone: Village Mixed Use

Property Owner (if other): 78 Leighton Road, LLC

Full Address: \_\_\_\_\_ Phone: \_\_\_\_\_

The undersigned requests that the Falmouth Planning Board consider the following application for:

- |   |   |
|---|---|
| <input type="checkbox"/> <b>Pre-application Sketch Plan Review</b>                    | <input type="checkbox"/> <b>Major Subdivision</b>           |
| <input type="checkbox"/> <b>Minor Subdivision</b>                                     | <input checked="" type="checkbox"/> <b>Site Plan Review</b> |
| <input type="checkbox"/> <b>Private Way</b>   | <input type="checkbox"/> <b>Shoreland Zone Permit</b>       |
| <input type="checkbox"/> <b>Sign Permit</b>   | <input type="checkbox"/> <b>Contract Zoning</b>             |
| <input type="checkbox"/> <b>Fill Permit</b>   |   |
| <input checked="" type="checkbox"/> <b>Other</b> (specify) <u>Site Plan Amendment</u> |   |

## Notes to the Applicant:

1. A short description of the project must be attached to this form. This application must be filed at the Town Hall no later than twenty-eight (28) days prior to the regular meeting of the Board (1<sup>st</sup> Tuesday monthly). Applications shall be accompanied by all application fees and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

## Application Authorization

I hereby make application to the Town of Falmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of Falmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

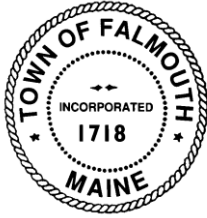
Unless the applicant has submitted notice to the Community Development Department as part of the initial and any subsequent submittals, no alteration of site conditions, including the existing landscape, structures and buildings, shall occur between the date of application submittal and the date the application has received final sign off from staff after Planning Board approval.

Signed: *Kyra Chadbourne* Date: 5/6/26

Printed name: Dr. Kyra Chadbourne

Please identify yourself (check one): Agent\*  Property Owner

\*(If you are an agent, written authorization from the property owner must be attached to this form.)



Town of Falmouth  
Planning Department  
Site Plan Fee Calculation Sheet  
Effective 03/22/2021

Map Lot Number Map 373, Lot U44-014  
Street Address 78 Leighton Road  
Project Name Falmouth Dentistry Building Addition  
Gross Square Footage \_\_\_\_\_  
Applicant 78 Leighton Rd, LLC

<b><u>Publishing &amp; Notice</u></b>	\$125.00 flat fee	<u>125.00</u>
<b><u>Pre-application Sketch Plan Review</u></b>	\$250.00 flat fee	_____
<b><u>Review Fee</u></b>	\$500.00 flat fee Plus \$50/1,000 sq ft	_____ _____
<b><u>Amendment</u></b>	\$250.00 flat fee Plus \$50/1,000 sq ft	<u>250.00</u> <u>100</u>
<b><u>Re-approval</u></b>	\$250.00 flat fee (with no changes)	_____
<b><u>Peer Review Escrow</u></b>	\$200.00/1,000 sq ft	_____
<b><u>TOTAL FEES REQUIRED</u></b>		<u>\$475.00</u>

**Note:** If the application is also a subdivision, both Fee Calculation Sheets must be completed.

Review fees are not typically refundable. If extenuating circumstances occur, the Department may consider a partial or full refund.

Staff Use Only: Approved by _____ Date _____
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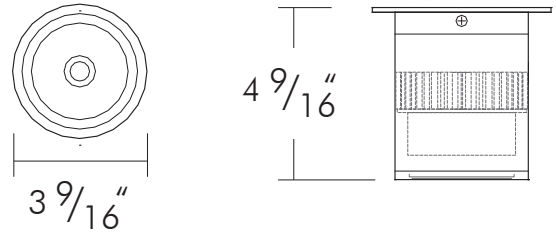
Project Name: \_\_\_\_\_ Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

### INTENDED USE

Our direct architectural ceiling downlight provides versatile, low-glare, cylindrical lighting. This product is for either indoor or outdoor commercial or retail use. The diecast aluminum fixture with tempered glass lens and silicone ring can be used to accent, enhance and improve area safety and security. Exclusively designed for downlighting.

### PRODUCT FAMILY

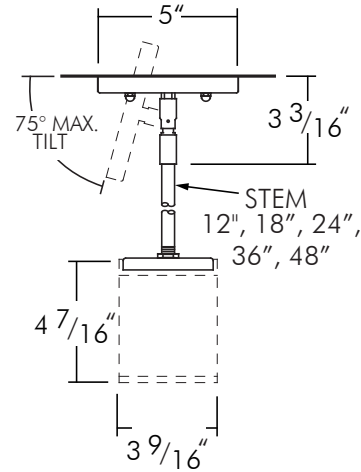
- 11235-ADJ Cylinder Adjustable
- 11235-DIR Cylinder Direct
- 11223-DIR Square Direct



### FEATURES

- Construction:** Round one-piece high-grade aluminum extrusion with die-cast aluminum top plate, tamper-resistant
- Light Engine:** LED chip-on-board
- Lens:** Clear tempered glass and silicone o-ring
- Reflector:** Glare-free, one-piece, heavy gauge aluminum
- Mounting:** Includes bracket for installation directly to a 3-1/2" or 4" octagonal electrical junction-box
- Voltage:** 120V (120V-277V available for dimming)
- CRI:** 80
- Life:** L70 - 50,000 hours
- Emergency:** 90 minutes minimum, remote test switch, plate cover, junction box included
- Electrical:** Electronic direct current class 2 driver
- Warranty:** 5 years carefree for parts and components (labor not included). We recommend the use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.
- Listing:** cETLus, cULus, Assembled in the US, IP65
- Compliance:** Dark Sky Compliant when fixture is pointing downward.

### Stem Mount Option



### ORDERING INFORMATION Example: [11235-DIR-S-L15-B60-UNI-40K-WH-EM](#)

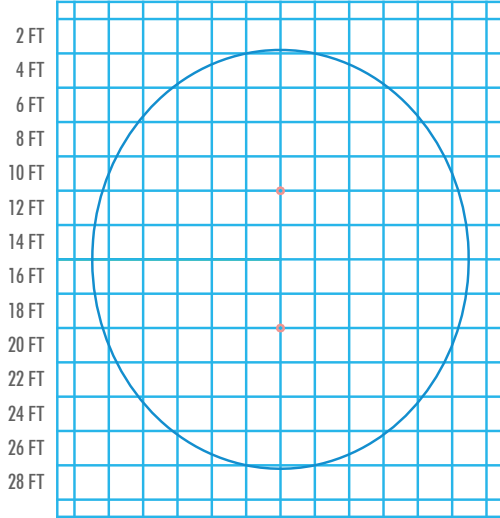
Model	Mount	Lumen	Beam Spread	Dimming	Color Temp	Finish	Options
<b>11235-DIR</b> Pavo-Cylinder	<b>S</b> Surface <small>Standard</small>	<b>L10</b> 1000 lm (10W) <small>Standard</small>	<b>B2</b> 2° Narrow Spot	<b>ND</b> <small>Standard</small> Non-Dimming (120V)	<b>27K</b> 2700K	<b>WH</b> White	<b>EM</b> Remote Emergency Backup Battery
	<b>ST12</b> 12" Stem Mount	<b>L15</b> 1500 lm (15W)	<b>B10</b> 10° Spot	<b>O10</b> 0-10V (120/277V)	<b>30K</b> 3000K	<b>BK</b> Black	<b>JB</b> Integral Junction Box
	<b>ST18</b> 18" Stem Mount		<b>B20</b> 20° Wide Spot	<b>TRI</b> Triac & ELV (120V)	<b>35K</b> 3500K	<b>SL</b> Silver	
	<b>ST24</b> 24" Stem Mount		<b>B45</b> 45° Flood	<b>UNI</b> Triac, ELV & 0-10V	<b>40K</b> 4000K <small>Standard</small>		
	<b>ST36</b> 36" Stem Mount		<b>B60</b> 60° Wide Flood <small>Standard</small>		<b>50K</b> 5000K		
	<b>ST48</b> 48" Stem Mount		<b>WW</b> Wall Wash				

**INSTALL TO CEILING SURFACE**

## ISO FOOTCANDLE PLOTS - Two Fixture

11235-DIR-L10-B60-UNI-40K-BK

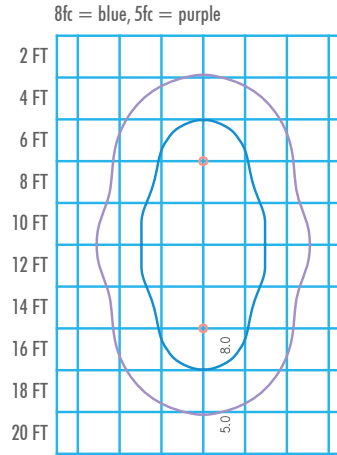
33 Ft Mtg Ht. 8 Ft O.C. Spacing



1 Grid = 2 FT  
26 FT x 30 FT Surface Area to achieve  
(Avg) 1.1 FC

11235-DIR-L10-B60-UNI-40K-BK

10 Ft Mtg Ht. 8 Ft O.C. Spacing



1 Grid = 2 FT  
14 FT x 20 FT Surface Area to achieve  
(Avg) 5.6 FC

## 11235-DIR-L10-B60-UNI-40K-BK

1000lm - Wide Flood - 4000K

### CANDELA TABULATION

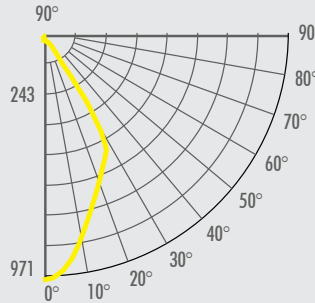
### FOOTCANDLE DISTRIBUTION

System Power	:14.5W
Test Date	:11/15/2017
Beam Angle 50%	:62.7°
Field Angle 10%	:83.4°
Color Temperature	:3997K
CRI	:85.4
R9 Value	:28.5
Lumens Delivered	:863lm
CBCP	:971cd
Power Factor	:0.98

Multipliers	
5600K	1.40
5000K	1.25
3500K	0.87
3000K	0.75
2700K	0.67
2500K	0.62
1700K	0.42

CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
8.0'	9.7'	15.2
12.0'	14.6'	6.7
14.0'	17.1'	5.0
16.0'	19.5'	3.8
18.0'	21.9'	3.0

## 11235-DIR-L10-B10-UNI-40K-BK

1000lm - Narrow Spot - 4000K

### CANDELA TABULATION

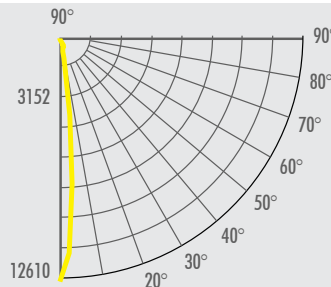
### FOOTCANDLE DISTRIBUTION

System Power	:14.5W
Test Date	:11/15/2017
Beam Angle 50%	:11.7°
Field Angle 10%	:23.4°
Color Temperature	:4012K
CRI	:85.4
R9 Value	:28.7
Lumens Delivered	:1079lm
CBCP	:12610cd
Power Factor	:0.98

Multipliers	
5600K	1.37
5000K	1.23
3500K	0.86
3000K	0.73
2700K	0.66
2500K	0.61
1700K	0.42

CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
10.0'	2.0'	126.1
20.0'	4.1'	31.5
30.0'	6.1'	14.0
40.0'	8.2'	7.9
50.0'	10.2'	5.0

## 11235-DIR-L15-B45-UNI-40K-BK

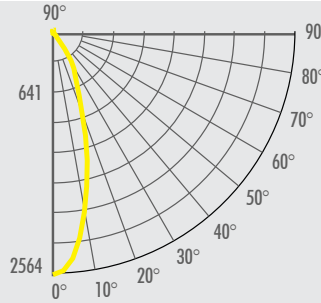
1000lm - Flood - 4000K

### CANDELA TABULATION

### FOOTCANDLE DISTRIBUTION

System Power	:14.5W
Test Date	:11/15/2017
Beam Angle 50%	:32.4°
Field Angle 10%	:68.7°
Color Temperature	:4016K
CRI	:85.4
R9 Value	:28.4
Lumens Delivered	:1068lm
CBCP	:2564cd
Power Factor	:0.98

Multipliers	
5600K	1.37
5000K	1.22
3500K	0.85
3000K	0.73
2700K	0.66
2500K	0.61
1700K	0.42
CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
8.0'	4.6'	40.1
12.0'	7.0'	17.8
16.0'	9.3'	10.0
20.0'	11.6'	6.4
25.0'	14.5'	4.1

## 11235-DIR-L15-B45-UNI-40K-BK

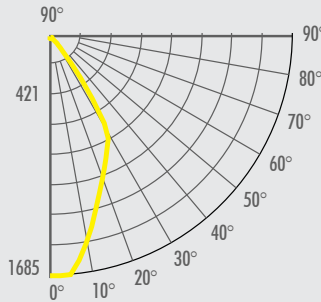
1500lm - Wide Flood - 4000K

### CANDELA TABULATION

### FOOTCANDLE DISTRIBUTION

System Power	:20.1W
Test Date	:11/15/2017
Beam Angle 50%	:58.5°
Field Angle 10%	:82.7°
Color Temperature	:4061K
CRI	:85.4
R9 Value	:24.8
Lumens Delivered	:1418lm
CBCP	:1685cd
Power Factor	:1.00

Multipliers	
5600K	1.38
5000K	1.23
3500K	0.86
3000K	0.74
2700K	0.66
2500K	0.62
1700K	0.42
CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
8.0'	9.0'	26.3
10.0'	13.4'	11.7
20.0'	15.7'	8.6
40.0'	17.9'	6.6
60.0'	20.2'	5.2

## 11235-DIR-L15-B10-UNI-40K-BK

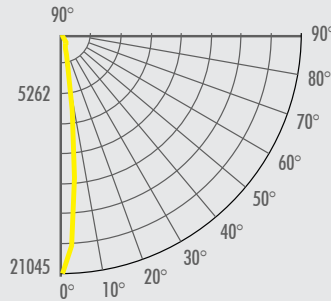
1500lm - Narrow Spot - 4000K

### CANDELA TABULATION

### FOOTCANDLE DISTRIBUTION

System Power	:20.1W
Test Date	:11/15/2017
Beam Angle 50%	:11.7°
Field Angle 10%	:23.4°
Color Temperature	:4076K
CRI	:85.4
R9 Value	:28.7
Lumens Delivered	:1730lm
CBCP	:20228cd
Power Factor	:1.00

Multipliers	
5600K	1.37
5000K	1.23
3500K	0.86
3000K	0.73
2700K	0.66
2500K	0.61
1700K	0.42
CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
8.0'	1.6'	316.1
10.0'	2.0'	202.3
20.0'	4.1'	50.6
40.0'	8.2'	12.6
60.0'	12.3'	5.6

## 11235-DIR-L15-B45-UNI-40K-BK

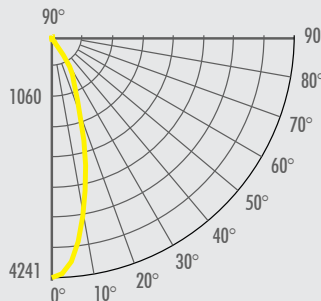
1500lm - Flood - 4000K

### CANDELA TABULATION

### FOOTCANDLE DISTRIBUTION

System Power	:20.1W
Test Date	:11/15/2017
Beam Angle 50%	:32.4°
Field Angle 10%	:68.7°
Color Temperature	:4080K
CRI	:85.4
R9 Value	:28.4
Lumens Delivered	:1714lm
CBCP	:4115cd
Power Factor	:1.00

Multipliers	
5600K	1.37
5000K	1.22
3500K	0.85
3000K	0.73
2700K	0.66
2500K	0.61
1700K	0.42
CRI	
80CRI (Blank)	:0.94
90CRI (-C90)	:1.05
97CRI (-C97)	:1.14



Height	Beam Diameter	FC
8.0'	4.6'	64.3
10.0'	7.0'	28.6
20.0'	9.3'	16.1
40.0'	11.6'	10.3
60.0'	14.5'	6.6

## COLOR TEMPERATURE GUIDE

