

TOWN OF CAPE ELIZABETH, MAINE
MINUTES OF PLANNING BOARD MEETING

August 20, 2002

7 P.M., TOWN HALL

Present: David Griffin, Chair
John Ciraldo
Peter Cotter
Karen Lowell
David Sherman

Absent: Andrew Charles
Barbara Schenkel

Also present was Maureen O'Meara, Town Planner

Chair David Griffin opened the meeting and asked for action on the minutes of the previous meeting. With no amendments requested, Mr. Cotter made a motion to accept the minutes. Motion was seconded by Mr. Sherman and carried 5 in favor and 0 opposed.

Mr. Griffin asked for a motion to accept the minutes from the previous workshop held August 6, 2002. Motion was made by Mr. Sherman and seconded by Mr. Cotter. Motion carried 5 in favor and 0 opposed.

Mr. Griffin reviewed correspondence and then proceeded to old business.

OLD BUSINESS

Cape Health Center Site Plan – Request by Dr. Craig Johnson for Site Plan Review to convert the existing building located at 1226 Shore Road to a medical office and construct additions and a garage, Sec. 19-9, Site Plan Completeness.

Mark Wilcox introduced himself as an architect in Cape Elizabeth. He is drafting the plans for the Johnson project. He introduced Dr. Craig Johnson to address the Board.

Dr. Johnson stated that he had been in practice in Cape Elizabeth since 1986. He had previously been associated with the medical group at 155 Spurwink Ave., but decided to relocate to the Town Center location where his practice could become its own identity as a family medical practice within. Since purchasing the Shore Road property, he had been working with Mr. Wilcox to develop a renovation plan that would enhance the location. The plan would allow for immediate expansion to make the building more efficient and favorable to work in, while also allowing an opportunity for growth.

Mark Wilcox presented an overview of the plans. He explained that the property would undergo two phases. Phase I would be an immediate addition on the East side of the building. Phase II would be additional exam rooms. The existing parking lot and driveway would remain unaltered. A two-car garage would be added which would also accommodate trash and storage. The existing parking count is adequate for the buildout of both phases. Some deteriorated fences in the back yard would be removed, but a buffering fence at the end of the parking lot would remain. No lighting would be added to the site. The current lighting is adequate to meet standards. An additional egress fixture

will be added in the second phase of renovation. The first phase will mimic what currently exists for egress pattern. Phase II will have an additional egress to accommodate the expansion.

Mr. Sherman asked Mr. Wilcox to address the issues raised in the Planner's memorandum, and Mr. Wilcox discussed those items as follows:

1. The name and address of the property owner needs to be added to the plans, preferably in the title block. Mr. Wilcox explained that the information would be clarified on the second submission.
2. Lot line dimensions will be added to the second submission of plans.
3. A right-of-way across the driveway was retained by the Town when the property was transferred. Mr. Wilcox stated that a graphic representation of that easement would be added to a subsequent plan, or at the least, a registry reference with some text.
4. The Town Engineer asked that building dimensions and square footages of the additions be added to the plans, and Mr. Wilcox said he would comply with that request.
5. The applicant requested at the workshop that a waiver be granted for natural features information of the property. Mr. Wilcox stated since the plans already depict a good representation of existing features, he would continue to request that waiver.
6. The Planning Board is requesting a sidewalk along the frontage of the property and asked for sidewalk details to be added to the plans. Mr. Wilcox stated that he and the applicant felt that a sidewalk would not enhance the appearance of the property or the Town Center at that juncture, and had opted to leave that feature out of the plans. He suggested that Board members review the site before pressing that request. Mr. Wilcox advised that the construction of a sidewalk would involve extensive grading and endanger some existing trees.
7. No septic system design was submitted with the plans. Mr. Wilcox explained that the applicant intended to use the existing system, although the Town had paid for a public sewer hook-up fee with the transfer of the property. The existing system was designed for a three-bedroom house and had adequately served the property. Al Frick of Frick & Assoc. had been consulted, and he maintained that the conversion from a house to a general medical practice would pose no use problems. Design flows were reviewed and the targeted use fit within the standards. There is no kitchen, only two bathrooms both with low volume toilets, and two sinks. Phase I would add some handwashing sinks and Phase II would add another four handwashing sinks. There is no laundry and only a small lab. Daily flows are anticipated not to exceed 200GPD, which is acceptable capacity for the existing system. Details would be worked out with regard to the State Plumbing codes through the process of the building permits. With regard to connecting to the public sewer, Mr. Wilcox stated that the closest connection was around 300' away and therefore the Town couldn't impose a connection on the property owner. From an owner's perspective, Mr. Wilcox considered the expense to be prohibitive and unnecessary since the existing septic proves adequate. He stated, however, that Dr. Johnson was not opposed to considering a public sewer hook-up in the future.
8. Mr. Wilcox stated that the building is adequately serviced with water.

9. A solid waste storage site will be established in the garage. Biohazard waste and biohazard materials and sharps will be collected in special hamper-proof containers and removed by a vendor for disposal per regulations.
10. The mixed hardwood and evergreen buffer on the West side of the property, will be pulled back for Phase II. No fill will be required and the property will maintain its current contour. Some decorative planting will be done to screen the foundation and soften a drop in elevation.

Mr. Wilcox then welcomed questions and comments from the Board.

Mr. Ciraldo asked if any documentation existed supporting the determination of the design flows as 245GPD from when the septic was accepted for that use. Mr. Wilcox stated that in 1991 when the property was converted from a single-family house to the Community Center, documentation was put in the site plan review file by the landscape architect. A calculation was derived of 49 visitors /day generating, by assembly use standards, about 5GPD each. Those criteria satisfied the adequacy of the existing system. The stated number of 245GPD was based on the proposed staffing levels at Cape Family Health and the requirements of the Maine State Plumbing code.

Mr. Ciraldo asked how many medical staff and service providers would be involved in the business. Mr. Johnson explained that generally it would involve one medical provider and three office staff.

Mr. Wilcox stated that a change in the plumbing code adopts a category for medical use citing an 80GPD requirement for a medical practitioner. He stated that an attempt would be made to present a documented calculation and to generate some professional information for the Code Officer.

Mr. Cotter asked the Town Planner whether upon completion of the Scout House Property, the Town sewer connection would be closer to Dr. Johnson's property. Ms. O'Meara replied that at the point of connection to the Scout House, the Town Engineer had measured about 190 feet.

Mr. Cotter then asked Dr. Johnson if at the junction of Phase II, would he have any objections to connecting to the public sewer. Mr. Johnson had no objections to joining the public sewer system and said that in all likelihood would in the future. A sewer permit had in fact been taken out.

Ms. Lowell asked Mr. Wilcox whether a letter would be secured from the Portland Water District confirming adequate water supply to the building. Mr. Wilcox stated that he would provide that documentation.

Mr. Sherman asked whether or not the subsequent set of plans would provide a sidewalk design. Mr. Wilcox stated that it was not their intent. He was aware that because of Town Center standards, the Board could require a sidewalk, but requested a site evaluation by the Board to discuss the option.

Mr. Griffin asked the Board to review the checklist for completeness. Mr. Ciraldo felt that the applicant was aware of the additions required of the submission plan and would make the changes necessary. Therefore, Mr. Ciraldo had no issue with a finding of completeness.

Mr. Cotter made the following motion for the Board to consider:

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Dr. Craig Johnson, also doing business as Foxtrot Properties, for Site Plan Review of the conversion of the existing building located at 1226 Shore Rd to the Cape Health Center with two additions and the construction of a two car garage be deemed complete.

Motion was seconded by Mr. Ciraldo and carried 5 in favor and 0 opposed

Mr. Cotter asked to poll the Board to consider whether or not a site walk is necessary. The consensus was that a site walk should be scheduled and a date of August 23 rd at 7:30AM was chosen.

Mr. Cotter made a motion for the Board to consider:

BE IT FURTHER ORDERED that the above application be tabled to the regular September 17, 2002 meeting of the Planning Board, at which time a public hearing shall be scheduled.

Motion was seconded by Mr. Sherman and carried 5 in favor and 0 opposed.

With no further business, Mr. Griffin called for a motion to adjourn the meeting.

Motion was made by Ms. Lowell and seconded by Mr. Ciraldo. Motion carries 5 in favor and 0 opposed.

Meeting adjourned at 7:55PM

Respectfully submitted,

Barbara H. Lamson, Minutes Secretary