

TOWN OF CAPE ELIZABETH
MINUTES OF THE PLANNING BOARD

September 19, 2006

7:00 p.m. Town Hall

Present: David Sherman, Chair
Paul Godfrey

Peter Hatem
David Griffin

Absent: Jack Kennealy
Barbara Schenkel

Mr. Sherman opened the meeting and asked for comments on the minutes of the previous meeting, August 15, 2006. No discussion was offered, so a motion was called for.

Mr. Hatem made a motion to accept the minutes.

Mr. Griffin seconded the motion. 4 in favor, 0 opposed.

Mr. Sherman reviewed the correspondence and proceeded to the new business.

NEW BUSINESS

Cape Elizabeth Land Trust Office Site Plan – The Cape Elizabeth Land Trust is requesting Site Plan Review to renovate the existing vacant building, located at 330 Ocean House Road into an office for the Land Trust, Sec. 19-9, Site Plan Review Completeness.

Mr. Chris Franklin, Executive Director of the Cape Elizabeth Land Trust introduced the project and told of the strong community support, including money and time and services, already received for this project.

Mr. John Mitchell, of Mitchell and Associates, then outlined the project. He emphasized that this project has been designed to fit into the existing site with as little disruption of its existing character as possible and in conformance with the Town Center District.

Ray from Gawron Turgeon Architects then spoke about the renovations proposed for the existing building. He stressed the goal of maintaining the existing character of the building.

Mr. Mitchell spoke to the issue of solid waste disposal, and said it would be handled indoors. It would be the usual office waste of mostly papers.

He also addressed how each of the Town Engineer's comments was being used to alter the current plan. He stressed that the sidewalk would be relocated to conform to the needs of the Town.

Mr. Griffin 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 the Cape Elizabeth Land Trust for Site Plan Review of the conversion of the building located at 330 Ocean House Rd to an office be deemed complete.

Mr. Godfrey seconded the motion. 4 in favor, 0 opposed.

Mr. Hatem made the following motion.

BE IT FURTHER ORDERED that the above application be tabled to the regular October 17, 2006 meeting of the Planning Board, at which time a public hearing shall be held.

Mr. Godfrey seconded the motion. 4 in favor 0 opposed.

High School Turf Field-The Town of Cape Elizabeth is requesting Site Plan Review of a proposed turf field to be constructed on the site of an existing athletic field located behind Cape Elizabeth High School. The site plan is proposed in 2 phases. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Mr. Graham Smith of Kid's Turf introduced the project. Phase One is the replacing of the existing grass surface of the field behind the High School with artificial turf. Phase Two is the construction of a bleacher system and a snack shack. On the subject of completeness, he also addressed the solid waste disposal from the snack shack. He said the solid waste would be contained within the snack building. Also, a 4' X 6' shed will be added to the plans to house the existing electrical equipment.

Mr. Sherman requested a motion for completeness.

Mr. Godfrey made the following motion.

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of the Town of Cape Elizabeth for Site Plan Review of the construction of a turf field behind Cape Elizabeth High School be deemed complete.

Mr. Griffin seconded the motion. 4 in favor, 0 opposed.

Mr. Andrew Manning, of Pinkham and Greer, then outlined his responses to the letter from the Town Engineer . He addressed each item and told the Board how he will respond to the concerns expressed. He noted that Phase Two is not scheduled to be built at this time, but he did outline how the bleachers will be built.

Mr. Sherman asked for questions from the Board.

Mr. Griffin asked if the applicant is requesting approval of both Phase One and Two at this time.

Mr. Smith responded that they are asking for approval of both phases now, and will have more detailed plans ready for the next meeting in October.

Mr. Godfrey asked Mr. Manning to explain how access for handicapped persons will be accommodated in the bleachers.

Mr. Manning explained the provisions that will be made for handicapped access and where wheelchair seating will be accommodated.

Since there were no further questions, Mr. Sherman requested a motion to table to the public hearing at the next meeting.

Mr. Griffin made the following motion.

BE IT ORDERED that the above application be tabled to the October 17, 2006 meeting of the Planning Board, at which time a public hearing shall be held.

Mr. Hatem seconded the motion. 4 in favor, 0 opposed.

Mr. Godfrey made a motion to adjourn.

Mr. Hatem seconded the motion. 4 in favor, 0 opposed.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,
Hiromi Dolliver