

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: May 17, 2011
SUBJECT: Golden Ridge Subdivision Amendments 2011

Introduction

Golden Ridge LLC is requesting an amendment to the previously approved Golden Ridge Subdivision to add another lot at the end of Golden Ridge Lane. The application was deemed complete and a public hearing has been scheduled for this evening. The plan will be reviewed under Sec. 16-2-5, Amendments to Previously Approved Subdivisions.

Procedure

- The Board should begin by having the applicant summarize any changes made to the plans since the last meeting.
- The Board should then open the public hearing.
- Once the public hearing is closed, the Board may begin discussion of the application.
- At the end of discussion, the Board has the option to approve, approve with conditions, table or deny the application.

Subdivision Review (Sec. 16-3-1)

A. Proposed Streets

The applicant is proposing to extend the existing Golden Ridge private road.

B. Street Design

The applicant is proposing to extend Golden Ridge Lane and to build it to town standards, except that the traveled surface width has been reduced from 22' to 18' wide.

The Town is recommending that the existing Golden Ridge Lane be box cut and constructed with known quality and quantity of gravel base per current town standards. The applicant is recommending that a series of test pits be used to determine if the road must be reconstructed.

Golden Ridge Lane was originally built as a driveway for access for one lot as part of the Ottawa Springs Subdivision in the 1988. No inspections were done by the Town

because it was a driveway. In 2003, the Golden Ridge Subdivision was approved when one of the lots from Ottawa Springs was divided into three lots. At that time, Golden Ridge was approved as a private road with the requirement that the road be box cut and built to private road standards. Lots in the Golden Ridge Subdivision were conveyed out and now one of the lots is proposed for further subdivision. No improvements to the original driveway were made as part of subdivision approval. Further, the recorded subdivision plan does include a note that no lot should be sold without the posting of a performance guarantee for the amount of the proposed improvements, which would have included the road reconstruction.

C. Landscaping

The applicant is proposing to plant 3 norway spruce and 3 colorado spruce between the new Golden Ridge Lane section on the Young property. Written confirmation from the Youngs that they are granting permission for placement of plantings on their property should be obtained.

A note has been added to the plans providing for driveway and utility installation outside of the building envelope, however, there is no statement that restricts activity outside the building envelope. If activities outside the building envelope are restricted, existing vegetation would provide a buffer between properties.

D. Off-street areas

No disposal or storage areas are proposed.

E. Street layout

The road has been laid out in a logical manner to continue the existing road, avoid wetlands and provide access to proposed lots.

F. Access to sunlight

The new lots include building envelopes where the proposed homes will have direct access to sunlight.

G. Block lengths

Not applicable

H. Street names

The road name has been previously approved by the Police Chief.

I. Stormwater

The Town Engineer has reviewed the stormwater plan and supports this approach.

J. Pedestrian Easements

No pedestrian easements are proposed. An existing unofficial trail was observed at the site walk. Attached is a map, based on the Town Greenbelt Map, depicting the approximate location of this trail.

K. Lot Area

Each lot is in excess of the minimum 80,000 sq. ft. in the RA District.

L. Vehicular Access

Both lots will have frontage on Golden Ridge Lane. The applicant has submitted two road maintenance agreements which are under review by the Town Attorney.

M. Multiplex/Cluster Housing

Not applicable

N. Sidewalks

No sidewalks are proposed or required on a private road.

O. Natural features

No natural features are proposed to be preserved.

P. Scenic Vistas and View Corridors

The site is not located in a vista or view corridor as identified in the Visual Impact Study conducted by the town.

Q. Recreation/Open Space

The Open Space Impact Fee requires that either donation of land or payment of a fee is required. The choice of land or fee is the Planning Board's. The fee amount is \$4,455 dollars.

R. Common space

No common open space is proposed.

S. Sewage Disposal

Both lots will be served by a private subsurface disposal system. The system designs have been reviewed and approved by the Code Enforcement Officer.

T. Flood Hazards

The subdivision is not located in the floodplain.

U. Wetlands

No wetland alteration is proposed.

V. Wildlife Habitat

No significant wildlife habitats have been identified.

W. Numbering of units

There will be only 1 home per lot.

X. Utilities

The applicant has provided letters that there will be adequate public water capacity to serve the subdivision.

Y. Technical and Financial Capacity

The applicant has provided a memorandum from the Town Manager asserting adequate financial capacity and a list of professionals with experience in designing subdivisions.

Motion for the Board to Consider

Findings of Fact

1. Golden Ridge LLC is requesting an amendment to the previously approved Golden Ridge Subdivision to add another lot at the end of Golden Ridge Lane,

which requires review under Sec. 16-2-5, Amendments to Previously Approved Subdivisions.

2. The Town Engineer is recommending revisions to the plans to bring the subdivision design into compliance with town standards.
3. Preservation of landscaping should be incorporated into the development of the lots.
4. The subdivision plan includes conservation of open space which will be preserved through an easement deed.
5. The creation of a separate driveway to Ocean House Rd will decrease the safety and capacity of Ocean House Rd by creating an additional location where turning movements and access will occur.
6. The Planning Board, by this vote, grants waivers to road design standards to permit the construction of the subdivision road as depicted on the plans.
7. The applicant has substantially addressed the standards of the Subdivision Ordinance, Sec. 16-3-1.

THEREFORE, BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Golden Ridge LLC for an amendment to the previously approved Golden Ridge Subdivision to add another lot at the end of Golden Ridge Lane be approved, subject to the following conditions:

1. That the plans be revised to address the recommendations in the Town Engineer's letter dated May 11, 2011;
2. That written confirmation be provided from the Youngs that they grant permission for the proposed plantings or the plan will be revised to eliminate the plantings;
3. That a note be added to the plans restricting activities outside the building envelope to the installation of driveways and utilities;
4. That road maintenance agreements be submitted in a form acceptable to the Town Attorney, signed by the applicant and any other parties and recorded in the Cumberland County Registry of Deeds.
5. That the applicant pay a \$4,455 open space impact fee.

6. That the plans be revised per the above conditions and submitted to the Town Planner for review and approval and that there be no recording of the plat until the above conditions have been satisfied.