

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: September 20, 2011  
SUBJECT: Golden Ridge Subdivision 5th lot amendment

### Introduction

Golden Ridge LLC is requesting an amendment to the previously approved Golden Ridge Subdivision to add a fifth lot at the end of Golden Ridge Lane. The application will be reviewed for compliance with Sec. 16-2-5, Amendments to Previously Approved Subdivisions.

### Procedure

- The Board should begin by having the applicant introduce the project.
- The Board should then determine, by consensus, that the application is complete for the purposes of reviewing the amendment. A formal finding of completeness is not required for subdivision amendments.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- The Board may begin discussion of the application at any time.
- At the close of discussion, the Board has the option to approve, approve with conditions (these are options only if no public hearing or site walk is scheduled), deny or table the application.

### Discussion

The comments of the Town Engineer and Code Enforcement Officer are attached. Below are possible issues for discussion.

1. Recently approved amendment. Most of the issues that typically arise with a subdivision amendment were addressed when lot 4 was approved in May.
2. Pedestrian easement. The applicant is now showing an existing trail located between lot 4 and 5. Also enclosed is an area map that shows how this area can connect to the Business A District on Route 77. The Conservation Commission has been asked to provide advice to the Planning Board regarding the desirability of obtaining a pedestrian easement in this area. Easements from connecting properties are

potentially available at this time as well. Alternately, the applicant can pay an open space impact fee of 4,320 each for lots 4 and 5.

The Conservation Commission had to cancel their meeting this month, and will next meet on October 11th.

Motion for the Board to Consider

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Golden Ridge LLC to amend the previously approved Golden Ridge Subdivision and add a fifth lot at the end of Golden Ridge Lane be tabled to the regular October 18, 2011 meeting of the Planning Board, at which time a public hearing shall be held.