

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: October 18, 2011
SUBJECT: EOIN LLC RP Permit

Introduction

EOIN LLC, with Colin Powers as manager, is requesting a Resource Protection Permit to fill 669 sq. ft. of RP2 wetland to accommodate construction of a new single family home located at 7 Lighthouse Point Rd (U14-36G). The application will be reviewed for compliance with Sec. 19-8-3, Resource Protection Permit Regulations.

Procedure

- The Board should begin by having the applicant introduce the project.
- The Board should ask for public comment.
- The Board should then make a finding of completeness. If the application is deemed incomplete, Board members should identify the information needed to make the application complete and no substantive discussion of the application should occur. If the application is deemed complete, review may begin.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- The Board may begin substantive review at any time.
- At the close of discussion, the Board has the option to table, approve, approve with conditions, or deny the application.

Completeness Summary

The comments of the Town Engineer and the completeness checklist are attached. Below is a summary of possible incomplete items:

2. The applicant has asked for a waiver from providing 1' contours and has provided 2' contours.
5. The applicant has requested a waiver from providing a description of the wetland vegetation on the site and is relying on soils to map wetlands.
6. The applicant is requesting a waiver from providing a high intensity soils survey, but has mapped the wetlands and prepared a medium intensity soil survey.

Motion for the Board to Consider

A. Motion for Completeness

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of EOIN LLC for a Resource Protection Permit to alter 669 sq. ft. of RP2 wetland to accommodate construction of a new single family home located at 7 Lighthouse Point Rd be deemed (complete/incomplete)

B. Motion to Table (with or without a public hearing)

BE IT FURTHER ORDERED that the above application be tabled to the regular November 15, 2011 meeting of the Planning Board, at which time a public hearing will be held.