

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: October 18, 2011
SUBJECT: Inn by the Sea "600 Cottage" Site Plan Amendment

Introduction

The Inn by the Sea is requesting Site Plan Review to build a new "600 cottage" building located at 40 Bowery Beach Rd. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

- The Board should begin by having the applicant summarize the project.
- The Board should then provide an opportunity for public comment.
- Following public comment, the Board should determine by consensus if sufficient information has been provided to begin review. No formal finding of completeness is required for amendment requests. If the application is incomplete, Board members should identify the information needed to make the application complete.
- The Board should decide if a site walk and/or public hearing should be scheduled.
- When discussion ends, the Board has the option to approve, approve with conditions, table or deny the application.

Completeness

The comments of the Town Engineer are attached. No items have been identified as needed for completeness.

Site Plan Review Standards

Below is a summary of application compliance with the Site Plan standards, Sec. 19-9-5.

A. Utilization of the Site

The applicant is redeveloping an area of the site that has already been developed with a building.

The building is nonconforming to the RP1 Buffer and is also subject to the Shoreland Performance Overlay District, both of which establish limits on the amount that the building can expand. The Code Enforcement Officer has reviewed the proposal for compliance with these Zoning restrictions.

B. Traffic Access and Parking

1. Adequacy of Road System- The applicant has calculated the increase in traffic expected from adding 3 units and concluded that the existing road network can absorb the increase.
2. Access into the Site - No change is proposed.
3. Internal Vehicular Circulation - No change is proposed.
4. Parking Layout and Design- The existing parking layout will not be changed by this project. The applicant has updated the parking calculation and it appears that the expected parking demand can be accommodated by on-site and off-site (St. Barts's) parking.

C. Pedestrian Circulation

Some of the sidewalks extending to the "600 cottage" building will be removed and consolidated into fewer walkways. Connections to the parking lot, building and site walkway system are proposed.

D. Stormwater Management

The applicant is proposing to reduce the total impervious surface and retain existing stormwater collection systems. The Town Engineer agrees with the applicant's approach.

E. Erosion Control

The applicant has submitted an Erosion Control Plan in accordance with Best Management Practices.

F. Water Supply

Existing utility connections will be used to supply the new building.

G. Sewage Disposal

The new building will increase fixtures but better efficiency of those fixtures will result in a total decrease in flows. The applicant has provided an analysis that the current system is functioning and will be able to handle flows from the new

building. A new sewer line will be constructed to connect the building to the septic system.

A flaw in the construction of the existing system has also been identified and the applicant has agreed to make the correction.

H. Utilities

Existing utility connections will be used to supply the new building.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

Solid waste generated from the building will be stored in the existing solid waste shed previously constructed on the site.

K. Shoreland Relationship

The property is located in the Shoreland Zone and the plans have been reviewed for compliance by the Code Enforcement Officer.

L. Technical and Financial Capacity

The applicant has submitted evidence of financial (Bangor Savings Bank) and technical capability (prior experience of the applicant and consultants) to complete the project.

M. Exterior Lighting

The applicant has submitted lighting specifications of the proposed lighting. A footcandle analysis previously submitted for the project indicates that proposed lighting will not exceed .5 footcandles at the property line.

N. Landscaping and Buffering

The applicant has provided a landscaping plan that generally extends the planting design for the main building to the new building. Existing trees are proposed to be preserved, but will be replaced with new trees if construction does not allow preservation. Buffering of the building from the parking lot is accomplished with a mix of trees, understory shrubs and perennials.

O. Noise

No activities are proposed that are not currently occurring in the "600 cottage" building.

P. Storage of Materials

No exterior storage of materials is proposed. The site includes an existing shed used for storage that will be retained.

Motion for the Board to Consider

A. Motion for Tabling

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of the Inn by the Sea LLC for Site Plan Review to build a new "600 cottage" building located at 40 Bowery Beach Rd be tabled to the regular November 15, 2001 meeting of the Planning Board (at which time a public hearing shall be held.)

B. Motion for Approval

Findings of Fact

1. The Inn by the Sea is requesting Site Plan Review to build a new "600 cottage" building located at 40 Bowery Beach Rd, which requires review for compliance with Sec. 19-9, Site Plan Regulations.
2. The Town Engineer is recommending that additional information be added to the plans.
3. The application substantially complies with Sec. 19-9, Site Plan Regulations

THEREFORE BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of the Inn by the Sea LLC for Site Plan Review to build a new "600 cottage" building located at 40 Bowery Beach Rd be approved subject to the following conditions:

1. That the plans be revised per the Town Engineer's letter dated October 12, 2011.

2. That there be no issuance of a building permit nor alteration of the site until the plans have been revised to address the above condition and submitted to the Town Planner.