

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: November 15, 2011
SUBJECT: Rudy's Site Plan and Resource Protection Permit

Introduction

517 Ocean House LLC is requesting Site Plan Review and a Resource Protection Permit to construct an 80-seat restaurant and second 1,250 sq. ft. retail building, including 2738 sq. ft. of wetland alteration to construct a sidewalk, in the Business A District located at 517 Ocean House Rd. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations and Sec. 19-8-3, Resource Protection Permit Standards.

Procedure

- The Board should begin by having the applicant introduce the project.
- 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, discussion may begin.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- At the close of discussion, the Board has the option to approve, approve with conditions, table or deny the application.

Summary of Completeness

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

Site Plan

6. A floor plan for the second floor of the restaurant building should be provided.
- 12b. The applicant should be preparing new sewer easement documents to go with the relocated sewer line.

14. The applicant has provided lighting details and assurances that lighting at the property line is minimal, but no information on actual footcandle lighting levels at the property line has been submitted.
15. The site plan includes the location of a sign for Rudy's, but no detail on the size, materials, and possible lighting.

Motion for the Board to Consider

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of 517 Ocean House LLC for an 80-seat restaurant and second 1,250 sq. ft. building and 2,738 sq. ft. of wetland alteration to construct a sidewalk to be located at 517 Ocean House Rd be deemed (complete/incomplete).