

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: January 17, 2012  
SUBJECT: Teno Lot 3 Rosewood Subdivision Amendment

### Introduction

Joseph Teno and Gail Clinton are requesting an amendment to the previously approved Rosewood Subdivision to expand the building envelope for lot 3. The plan will be reviewed for compliance with Sec. 16-3-1 of the Subdivision Ordinance.

### Procedure

- The Board should begin by having the applicant introduce the project.
- Because this is a subdivision amendment, the Board is not required to make a finding of completeness. The Board may want to determine, by consensus, that sufficient information has been submitted to consider the amendment request.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- The Board may begin discussion at any time.
- 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)

The comments of the Town Engineer are attached.

#### A. Proposed Streets

No new street is proposed.

#### B. Street Design

No change to an existing street is proposed.

#### C. Landscaping

No change to landscaping is proposed. The area of the building envelop expansion is currently lawn.

#### D. Off-street areas

No disposal or storage areas are proposed.

E. Street layout

No change is proposed.

F. Access to sunlight

The proposal is an expansion of an existing building envelope for an existing home.

G. Block lengths

Not applicable.

H. Street names

No change is proposed.

I. Stormwater

The Town Engineer has reviewed the stormwater plan and concurs that minimal increase in stormwater flows are expected with the building envelope expansion.

J. Pedestrian Easements

Not applicable.

K. Lot Area

No change in lot area is proposed.

L. Vehicular Access

The proposed building envelope expansion is requested, in part, to accommodate adding to the existing garage. Vehicular access will continue to be from the existing driveway.

M. Multiplex/Cluster Housing

Not applicable.

N. Sidewalks

No sidewalks are proposed or required on a private road.

O. Natural features

No conservation of natural features is proposed. The building envelope expansion is located in an area that is currently designated as the clearing envelope, so significant natural features are not located in the area of the expansion.

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

No increase in the number of lots is proposed.

R. Common space

Not applicable.

S. Sewage Disposal

No change in subsurface disposal is proposed.

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

No additional units are proposed.

X. Utilities

No change to utility connections is proposed.

Y. Technical and Financial Capacity

Not applicable.

#### Findings of Fact

1. Joseph Teno and Gail Clinton are requesting an amendment to the previously approved Rosewood Subdivision to expand the building envelope for lot 3, which requires review for compliance with Sec. 16-3-1 of the Subdivision Ordinance.
2. The application substantially complies with 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 Joseph Teno and Gail Clinton for an amendment to the previously approved Rosewood Subdivision to expand the building envelope for lot 3 be approved.