

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: November 20, 2012
SUBJECT: Fort Williams Park Improvements Site Plan Review

Introduction

The Town of Cape Elizabeth is requesting Site Plan review of proposed improvements to Fort Williams Park. The improvements are recommended in the recently adopted Fort Williams Park Master as items #1, 2, 5 and 7. Those items include: construction of a turnaround and expansion in the Ship Cove parking lot, upgrade of the Ship Cove picnic area slab, vehicular improvements at the intersection of Ocean Rd and Wheatly Rd, and vehicular and pedestrian improvements at the intersection of Powers Rd and the Ship Cove parking lot entrance drive. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

- The Board should begin by having the applicant summarize any changes to the plans from the last meeting.
- The Board should then open the public hearing, which has been scheduled for this evening.
- At the close of the public hearing, the Board may begin discussion.
- When discussion ends, the Board has the option to approve, approve with conditions, table or deny the application.

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

All of the proposed improvements are located in "developed" portions of the park and are intended to improve or enhance existing use of the park.

B. Traffic Access and Parking

1. Adequacy of Road System- The proposed improvements are not expected to increase traffic to Fort Williams and Shore Rd has capacity to handle current traffic flows.
2. Access into the Site- Existing access points will be used.
3. Internal Vehicular Circulation-The overall existing circulation pattern will not be changed by this project. Two of the project improvements involve reconstructing existing road intersections to create a 90 degree road intersection.
4. Parking Layout and Design- The Ship Cove parking lot will be expanded to create a turnaround at the end of the parking lot. This will eliminate backing out onto Ocean Rd when the parking lot is full. The turnaround will also create up to 26 additional parking spaces.

Staff have two comments regarding the parking lot design. First, the first parking space to the left (land side) is an existing remnant of asphalt that is not large enough for a parking space and at a problematic slope. Staff is recommending that the asphalt be removed. Second, the Fire Chief is concerned that the walkway to Keyes Rd creates a barrier for emergency vehicle access. This access point should be evaluated and revised as needed to accommodate the turning radius and general width access for the ladder truck.

C. Pedestrian Circulation

The proposed improvements enhance the safety of existing pedestrian facilities. Item #7, the Ship Cove parking lot intersection improvements, include widening the sidewalk along Powers Rd and create a grassed esplanade separating the sidewalk from the road at the parking lot intersection with Powers Rd.

D. Stormwater Management

The improvements will create an additional 3,558 sq. ft. of additional impervious surface, which will result in a negligible increase in stormwater flows. Most of the stormwater increase is from the improvements to the Ship Cove parking lot and 85% of that increase will be captured and added to the existing stormwater system.

E. Erosion Control

Erosion control measures will be used during construction. In addition, the upgrade of the picnic area slab will include removal of debris and creating additional grass in its place, and stabilization of existing erosion.

F. Water Supply

Not applicable.

G. Sewage Disposal

Not applicable.

H. Utilities

No change to existing utility connections is proposed.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

Construction debris will be conveyed by the applicant to the Public Works Department.

K. Shoreland Relationship

The property is located in the Shoreland Zone. The picnic slab is located within 75' of the normal high water line. The Code Enforcement Officer has determined that the picnic slab upgrades will not exceed 50% of the value of the structure and therefore do not need Zoning Board approval.

L. Technical and Financial Capacity

The Town Manager will be provided comments regarding financial capacity.

M. Exterior Lighting

No exterior lighting is proposed.

N. Landscaping and Buffering

The project includes adding grassed areas to the center of the Ship Cove parking lot circle and to the esplanade at the entrance to the Ship Cove parking lot.

O. Noise

The proposed use is not expected to generate noise levels in excess of those permitted.

P. Storage of Materials

No exterior storage of materials is proposed.

Motion for the Board to Consider

Findings of Fact

1. The Town of Cape Elizabeth is requesting Site Plan review of proposed improvements to Fort Williams Park, specifically expansion and construction of a turnaround in the Ship Cove parking lot, upgrade of the Ship Cove picnic area slab, vehicular improvements at the intersection of Ocean Rd and Wheatly Rd, and vehicular and pedestrian improvements at the intersection of Powers Rd and the Ship Cove parking lot entrance drive, which require review under Sec. 19-9, Site Plan Regulations.
2. Town staff has noted revisions to the Ship Cove parking lot design.
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 Town of Cape Elizabeth for Site Plan review of proposed improvements to Fort Williams Park, specifically expansion and construction of a turnaround in the Ship Cove parking lot, upgrade of the Ship Cove picnic area slab, vehicular improvements at the intersection of Ocean Rd and Wheatly Rd, and vehicular and pedestrian improvements at the intersection of Powers Rd and the Ship Cove parking lot entrance drive be approved, subject to the following conditions:

1. That the remnant existing asphalt located on the left (land) side of the Ship Cove parking lot, currently shown as an undersized parking space, be removed;

2. That the walkway access to Keyes Road from the Ship Cove parking lot be revised to provide turning radius and width to accommodate the ladder truck;
3. That the plans be revised to address the above conditions before construction of improvements is commenced.