

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: January 15, 2013  
SUBJECT: Cross Hill Subdivision Lot 20 building envelope amendment

### Introduction

Michelle and Tom Kane are requesting an amendment to the previously approved Cross Hill Subdivision to change the building envelope for lot 20, located at 10 Cross Hill Rd. The plan will be reviewed under Sec. 16-2-5, Amendments of previously approved subdivisions.

### Procedure

- The Planner will provide a summary of the project within the context of town regulations.
- The applicant will summarize the project.
- The Board should determine if sufficient information has been submitted to review the amendment request. No formal finding of completeness is required.
- The Board may begin discussion at any time.
- The Board should open the public hearing, which has been advertised for this evening.
- Once the public hearing is closed, the Board may resume discussion of the application.
- 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)

#### A. Proposed Streets

No change is proposed.

#### B. Street Design

]No change is proposed.

#### C. Landscaping

No change to the approved plans is proposed. A copy of the portion of the subdivision plan that includes a note regulating activities outside the building envelope is attached.

D. Off-street areas

No change.

E. Street layout

No change.

F. Access to sunlight

No change.

G. Block lengths

Not applicable.

H. Street names

No change.

I. Stormwater

No change.

J. Pedestrian Easements

No change.

K. Lot Area

No change.

L. Vehicular Access

No change to the approved plans is proposed.

M. Multiplex/Cluster Housing

No change is proposed.

N. Sidewalks

No change.

O. Natural features

No change.

P. Scenic Vistas and View Corridors

The lot is not located in a vista or view corridor as identified in the Visual Impact Study conducted by the town. The building envelope was originally created to retain open views of the marsh from the village green area (See attached Memo to the Planning Board dated 3/18/1997, page 5). No formal view easement was created when the subdivision was approved and existing vegetation currently obscures the marsh view.

Q. Recreation/Open Space

No change.

R. Common space

No change.

S. Sewage Disposal

No change.

T. Flood Hazards

No change.

U. Wetlands

No change.

V. Wildlife Habitat

No change.

W. Numbering of units

No change.

X. Utilities

No change.

Y. Technical and Financial Capacity

No change.

Motion for the Board to Consider

Findings of Fact

1. Michelle and Tom Kane are requesting an amendment to the previously approved Cross Hill Subdivision to change the building envelope for lot 20, located at 10 Cross Hill Rd, which requires review under Sec. 16-2-5, Amendments of previously approved subdivisions.
2. The applicant 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 of Michelle and Tom Kane for an amendment to the previously approved Cross Hill Subdivision to change the building envelope for lot 20, located at 10 Cross Hill Rd be approved.