

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: April 15, 2014
SUBJECT: Tamaro Summer Oven Site Plan

Introduction

Nick Tamaro and Jennifer Feeny are requesting Site Plan Review of a multi-use complex including a new 26-seat restaurant, the Summer Oven, located at 539-541 Ocean House Rd. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

- The Planner will provide a summary of the project within the context of town regulations.
- The Board should begin by having the applicant summarize the project.
- The Board should then make a determination 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, substantive discussion may begin.
- The Board should decide if a site walk and/or public hearing should be scheduled.
- The Board may begin discussion.
- When discussion ends, the Board has the option to approve, approve with conditions, table or deny the application.

Summary of Completeness

Attached are the completeness checklist and the comments of the Town Engineer. This site received Site Plan approval in 1989. Changes have subsequently been made on the site inconsistent with the approval. The applicant has the option to request an amendment to the original approval, in which case all the inconsistencies with the original approval will need to be inventoried. Alternately, the applicant could apply for a new Site Plan approval. Following submission of this application, I contacted Nick Tamaro to confirm his intent. He stated that a new site plan approval is sought, however, the cover letter and portions of the application suggest that only an amendment is sought. Staff review has been conducted based on a new Site Plan Review.

Below is a summary of possible incomplete items:

5. The plans are difficult to read, which makes a determination that all existing features are shown difficult. The square footage of the existing buildings should be shown and broken down by proposed use category.
9. The applicant will be providing additional topographic information along the road frontage. There is also some question regarding the 20' topo transition at the rear of the property.
10. The applicant includes a parking calculation for the restaurant, but not a parking calculation for all the proposed uses on the site. The width of the existing driveway should also be indicated.
- 12d. No information has been submitted on how solid waste will be handled for all the uses on the site.
13. Plantings are indicated on the plans, but existing and proposed landscaping is unclear. Some landscaping areas are indicated without identifying plant species, and sizes at time of planting. A table indicating all proposed plantings should be shown on the site plan.
14. Information including the location and wattage of lighting fixtures should be shown on the plan and information on the lighting levels at the property line should be submitted. The applicant has requested a waiver from providing this information.

Motion for the Board to Consider

A. Motion for Completeness

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Nick Tammaro and Jennifer Feeney for Site Plan Review of a multi-use complex including a new 26-seat restaurant, the Summer Oven, located at 539-541 Ocean House Rd be deemed (complete/incomplete).

B. Motion to Table

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Nick Tammaro and Jennifer Feeney for Site

Plan Review of a multi-use complex including a new 26-seat restaurant, the Summer Oven, located at 539-541 Ocean House Rd be tabled to the regular May 22, 2014 meeting of the Planning Board, at which time a public hearing will be held.