

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: April 14, 2014
SUBJECT: The Well 44-seat restaurant Site Plan and Jordan Farm Stand site plan amendment

Introduction

Jason Williams is requesting Site Plan Review of the Well, a 44-seat restaurant located at 21 Wells Rd. Because The Well site plan anticipates sharing parking spaces with the Jordan Farm Stand parking area, an amendment to the Jordan Farm Stand Site Plan will also be concurrently reviewed. 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. Below is a summary of possible incomplete items:

8. The applicant has provided a verbal assessment of wetlands located adjacent to the area of activity and staff is recommending that the location of the closest area of wetland be added to the plans.

- 12c. The applicant has provided information on the water supply needed for the restaurant, however, additional information has been requested from the Portland Water District to confirm that adequate water supply is available.

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 Jason Williams for Site Plan Review of the Well, a 44-seat restaurant located at 21 Wells Rd and an amendment to the Jordan Farm Stand Site Plan approval 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 Jason Williams for Site Plan Review of the Well, a 44-seat restaurant located at 21 Wells Rd and an amendment to the Jordan Farm Stand Site Plan approval be tabled to the regular May 22, 2014 meeting of the Planning Board, at which time a public hearing will be held.