

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: May 22, 2104
SUBJECT: Alewives Farm and Fish Market Site Plan

Introduction

Jodie M. Jordan is requesting site plan review to replace an existing building with a fish and farm market building, including a kitchen to produce value-added agricultural products, to be located at 83 Old 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 has scheduled a public hearing 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.

Summary of Completeness

Attached are the completeness checklist and the comments of the Town Engineer. Below is a summary of possible incomplete items:

No items appear incomplete. The applicant has asked for waivers from providing all lot line dimensions, all existing physical features, and an engineered stormwater plan.

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

The proposed structure will be constructed in the footprint of an existing structure, plus a small addition to square off the new building.

B. Traffic Access and Parking

1. Adequacy of Road System- A fish and farm market currently operates on the site and the addition of a value-added processing of agricultural products use is not expected to generate traffic in excess of the current capacity of the adjacent roads.
2. Access into the Site- Existing access points will be used.
3. Internal Vehicular Circulation-The existing circulation pattern will not be changed by this project
4. Parking Layout and Design- The existing parking layout will not be changed by this project, although the applicant will add curb stops to delineate the 3 parking spaces.

C. Pedestrian Circulation

No change is proposed.

D. Stormwater Management

No change is proposed.

E. Erosion Control

No disturbance of soil is proposed because this is almost exclusively replacement of an existing building.

F. Water Supply

The applicant is proposing to connect a new public water supply to the structure as part of a second phase that will include a kitchen where value-added agricultural products will be prepared.

G. Sewage Disposal

As part of phase 2, the building will be connected to an existing septic system to handle flows from the kitchen.

H. Utilities

Utilities will be provided from existing connections from the adjacent building.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

Solid waste will be stored in the barn and composted.

K. Shoreland Relationship

The property is not located in the Shoreland Zone.

L. Technical and Financial Capacity

The Town Manager has confirmed that the applicant has the financial capability to construct the project and the applicant's contractor has provided a list of similar projects he has constructed.

M. Exterior Lighting

The applicant has provided information on the lighting to be installed in the area of the proposed building. No footcandle lighting level information has been provided, however, existing buildings will block the view of the lighting for abutting property owners.

N. Landscaping and Buffering

No changes are proposed.

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 as part of the fish and farm market. The site is a working farm and materials are stored outside as part of the agricultural use.

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 Jodie M. Jordan for site plan review to replace an existing building with a fish and farm market building, including a kitchen to produce value-added agricultural products, to be located at 83 Old Ocean House Rd. be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. Jodie M. Jordan is requesting site plan review to replace an existing building with a fish and farm market building, including a kitchen to produce value-added agricultural products, to be located at 83 Old Ocean House Rd, which requires review under Sec. 19-9, Site Plan Regulations.
2. The applicant is proposing to construct the building and then in phase 2 to install the kitchen and connect to water and an existing septic system.
3. The application substantially complies with Sec. 19-9, Site Plan Regulations, subject to the submission of information referenced in #2 above.

THEREFORE BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Jodie M. Jordan for site plan review to replace an existing building with a fish and farm market building, including a kitchen to produce value-added agricultural products, to be located at 83 Old Ocean House Rd. be approved, subject to the following condition:

1. That the building connection to the public water line and to the existing septic system must be completed before the proposed kitchen is utilized.