

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: July 15, 2014
SUBJECT: Thomas Memorial Library Addition/ Renovation

Introduction

The Town of Cape Elizabeth is requesting Site Plan Review of the Thomas Memorial Library Addition (10,855 sq. ft.)/Renovation located at 6 Scott Dyer 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 have the applicant summarize the changes made to the plans since the last meeting.
- The Board should then open the public hearing scheduled for this evening.
- The Board may begin discussion at any time.
- 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. The Town Engineer and Tree Warden's comments are attached.

A. Utilization of the Site

The building addition is located in a developed area of the site and will replace a smaller library addition that will be demolished. The expanded parking area is located in an area currently used for overflow parking.

Once the smaller addition is demolished, a separate building known as the Spurwink School will not be connected to the main library building. The applicant intends to use the Spurwink School as a temporary library during construction. Following completion of the library addition/renovation, the Spurwink School is designated for storage as

part of this application. A use other than storage would reviewed as a separate site plan process.

B. Traffic Access and Parking

1. Adequacy of Road System- The applicant is not predicting a significant increase in traffic to the library. Both Scott Dyer Rd and Ocean House Rd have capacity to absorb additional traffic. The Town Council has considered and declined to make improvements to the Route 77/Shore Rd/Scott Dyer Rd intersection.
2. Access into the Site- Existing access points will be used.
3. Internal Vehicular Circulation-The existing circulation pattern will be expanded to provide a convenient turnaround by circulating through the new parking lot.
4. Parking Layout and Design- The existing parking layout from Scott Dyer Rd to the front of the existing building will be essentially unchanged. The applicant has based parking demand on the total amount of public assembly/meeting space in the library. With a proposed 3,847 sq. ft. of meeting space and a requirement of 1 parking space per 150 sq. ft. of meeting space, a total of 37 spaces are required for compliance with Sec. 19-7-8, Off-Street Parking. Fifty-three parking spaces are proposed, including 3 handicapped spaces.

C. Pedestrian Circulation

The plan includes pedestrian pathways that connect to Scott Dyer Rd, Holman Rd and the fire lane adjacent to the Pond Cove Elementary School.

D. Stormwater Management

The project will add 14,800 sq. ft. of impervious area, including new building, parking and walkway areas. Stormwater will be collected in 4 new and 1 relocated catch basin and conveyed through pipe to the existing stormwater collection system adjacent to the Pond Cove Elementary School. An existing 8" stormwater pipe adjacent to the school will be upgraded to 12" pipe to match existing pipe sizes in this section of the system.

The library is near the "top" of the drainage area of the school campus site, where an existing stormwater collection system conveys water for a discharge point behind the high school into the Spurwink Marsh. The

campus is subject to a Site Location permit issued by the Department of Environmental Protection (DEP) and this permit will need to be amended to include the library project.

The Town Engineer has concluded that, based on the information presented, the project will have no adverse impact to receiving waters.

E. Erosion Control

The applicant has included an erosion control plan for the project.

F. Water Supply

Existing 1 1/2" and 2" water lines will be replaced with a 2" and 4" public water lines to supply drinking water and a sprinkler system. An existing 1 1/2" water line will be replaced with a new 3" water line to the Spurwink School.

G. Sewage Disposal

The library will continue to be connected to public sewer. An existing 8" sewer line which is located in the area of the proposed addition and connects to the Spurwink School will be relocated out of the addition footprint.

H. Utilities

Existing underground electric and telephone will be connected to the new addition.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

Solid waste will continue to be stored onsite inside the building and picked up during the week.

K. Shoreland Relationship

The property is not located in the Shoreland Zone.

L. Technical and Financial Capacity

The applicant's consultants have provided examples of similar projects they have completed. The Town Manager has provided information regarding the town's financial capacity, pending a citizen vote to authorize project funding.

M. Exterior Lighting

The applicant has submitted a lighting plan indicating that lighting levels will not exceed .5 footcandles at the property line. Lighting fixtures include recessed lights over the entrance and family discovery space, wall recessed lighting on the steps to the reading garden, bollards in the reading garden, and "wall wash" lights on the Scott Dyer and fire lane building elevation. In the parking lot, town center style pole mounted fixtures are proposed for the upper and lower entrance parking. More modest pole mounted fixtures are proposed for the main parking lot.

The Planning Board may want to require that all the parking lot pole mounted lighting conform to the town center style lighting.

N. Landscaping and Buffering

The landscaping plan includes preservation of some existing vegetation, removal of existing vegetation, much of which is overgrown or inconsistent with the project design, and the addition of substantial landscaping.

In the front lawn, existing shrubbery in front of the library porch will be removed. Eleven japanese tree lilacs will be planted along the sides of the front lawn to frame the library front setback area. Existing vegetation associated with the Benoit sculpture will remain.

The parking lots along the east side will include a landscaped island at least every 10 spaces, which will be planted with a tree and day lilies. The walkway from the library to Holman Rd will be adjacent to a planted buffer including 2 cherry trees, viburnums and rhododendrons.

At the rear of the new addition, the reading garden (above) and family discovery space (below) include a variety of shrubs to frame those spaces.

Immediately south and adjacent to the main parking lot is a mature norway maple (identified as an ash on the plan) proposed to be removed

due to its proximity to the parking lot. To the east of the main parking lot, a spruce tree infested with bittersweet is proposed to be preserved. At the request of staff, the Town Tree Warden visited the site and has made a suggestion to preserve the norway maple and replace the spruce. (See attached memo from the Tree Warden)

Not included in his written comments, the Tree Warden noted that the proposed maple trees might be replaced with other varieties, such as black gum, ironwood, hornbeam (one is already proposed), shagbark hickories and magnolias. Some of these tree species can be hard to find, but are native species and not immediately threatened with known diseases/infestations.

The Planning Board may want to consider incorporating the Tree Wardens recommendations and adding some flexibility into the proposed tree species.

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 proposing an addition (10,855 sq. ft.)/Renovation of the Thomas Memorial Library located at 6 Scott Dyer Rd which requires review under Sec. 19-9, Site Plan Regulations.
2. The Town Engineer has recommended that additional information be added to the plans.
3. The current library includes the "Spurwink School" building, and the site plan application does not include a reuse of the building after the library addition/renovation is completed.

4. The school campus lot, on which the library is located, is currently regulated by a Site Location Permit issued by the Department of Environmental Protection (DEP).
5. The Town Center Design standards include pedestrian lighting requirements which have previously been implemented with a town center style light fixture.
6. Adjacent to the proposed main parking lot are existing trees which should be evaluated for preservation and incorporation into the buffering for the site.
7. 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 the Thomas Memorial Library Addition (10,855 sq. ft.)/Renovation, located at 6 Scott Dyer Rd, be approved, subject to the following conditions:

1. That the plans be revised to address the comments of the Town Engineer in his letter dated July 7, 2014;
2. That the use of the Spurwink School is a temporary library space during construction of the Thomas Memorial Library Addition/Renovation and then as municipal storage and any change from these uses will require site plan review;
3. That the Town obtain an amendment to the DEP Site Location permit prior to construction;
4. That all the pole mounted lights in parking lots use the town center style light fixtures;
5. That the existing norway maple located on the southern edge of the main parking lot be preserved. The plans shall be augmented to include a preservation plan that (1) precludes use of equipment or storage of materials within the dripline of the tree, except where the parking lot will be constructed, (2) includes pruning of the effected roots and (3) includes limbing of the tree to create a minimum 15' ground clearance;

6. That the medium sized spruce growing between the main parking lot and Holman Rd and infested with bittersweet be removed and a new tree be planted in the same area;
7. That the applicant consider substituting the proposed maple trees with the following species, subject to availability: black gum, ironwood, hornbeam, shagbark hickories and magnolias; and
8. That there be no alteration of the site nor issuance of a building permit until plans have been revised and submitted to the Town Planner for review.