

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: July 15, 2014
SUBJECT: The Well 44-seat restaurant Site Plan Amendment

Introduction

Jason Williams is requesting an amendment to the previous site plan approval for The Well, a 44-seat restaurant located at 21 Wells Rd, to reconfigure the 6-space employee parking area. The Planning Board granted site plan approval at the May 22, 2014 meeting. When the restaurant opened in June, the property owner objected to the layout of the employee parking. 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 determine by consensus if sufficient information has been submitted to consider the amendment request.
- 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.

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 employee parking lot will be reconfigured into one row of 6 spaces closer to the end of the agricultural field in order to preserve a larger, contiguous area for cultivation.

B. Traffic Access and Parking

1. Adequacy of Road System- No change.
 2. Access into the Site- Existing access points will be used.
 3. Internal Vehicular Circulation-The extent of the change is to build 6 parking spaces in one row instead of 2 rows of three separated by a parking aisle.
 4. Parking Layout and Design- The same number and size of parking spaces are proposed. The parking access aisle has been reduced to 12' wide of gravel adjacent to a grassed area. Sec. 19-7-8, Off-Street Parking, subsection B(3) requires a 24' wide parking aisle to access parking spaces.
- C. Pedestrian Circulation
- No change is proposed.
- D. Stormwater Management
- No change is proposed.
- E. Erosion Control
- No change.
- F. Water Supply
- No change.
- G. Sewage Disposal
- No change.
- H. Utilities
- No change.
- I. Water Quality Protection
- No change.
- J. Wastes
- No change.

- K. Shoreland Relationship
No change.
- L. Technical and Financial Capacity
No change.
- M. Exterior Lighting
No change.
- N. Landscaping and Buffering
No change.
- O. Noise
No change.
- P. Storage of Materials
No change.

Motion for the Board to consider

Findings of Fact

1. Jason Williams is requesting an amendment to the previous site plan approval for The Well, a 44-seat restaurant located at 21 Wells Rd, to reconfigure the 6-space employee parking area, which requires review under Sec. 19-9, Site Plan Regulations.
2. 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 Jason Williams for an amendment to the previous site plan approval for The Well, a 44-seat restaurant located at 21 Wells Rd, to reconfigure the 6-space employee parking area be approved.

