

TOWN OF CAPE ELIZABETH
DRAFT MINUTES OF THE PLANNING BOARD

June 17, 2014

7:00 p.m. Town Hall

Present: Victoria Volent, Chair
Josef Chalot
Peter Curry

Carol Anne Jordan
Liza Quinn
Henry Steinberg

Absent: Elaine Falender

Also present was Maureen O'Meara, Town Planner.

Ms. Volent opened the meeting and called for the approval of the May 22, 2014 minutes. The Board approved the minutes as presented, 6-0.

CONSENT AGENDA

Robinson Woods II/Canter Lane Resource Protection Permit extension - The Cape Elizabeth Land Trust is requesting a 1-year extension of the Resource Protection Permit granted to improve and install trails in the RP1, RP1 Buffer and RP2 wetlands located on Robinson Woods II (Shore Rd) and at the end of Morgan Lane, Sec. 19-8-3, Resource Protection Permit regulations.

There was no discussion, so Mr. Chalot made the following motion:

BE IT ORDERED that, based on the request submitted by the applicant, the request by the Cape Elizabeth Land Trust for a 1-year extension of a Resource Protection Permit granted last year to install wetland/water crossings and improve and install trails in the RP1, RP1 Buffer and RP2 wetlands located on Robinson Woods II (Shore Rd) and at the end of Morgan Lane be approved as a consent agenda item, subject to the conditions place on the original approval and repeated below:

1. That the applicant consider trail surface hardening and other methods when the trail surface becomes muddy to avoid erosion; and
2. That the applicant obtain a floodplain permit from the Code Enforcement Officer.

Ms. Jordan seconded the motion and it was approved, 6-0.

NEW BUSINESS

Boulos Rosewood Subdivision Amendment - Chris and Jayne Boulos are requesting an amendment to the previously approved Rosewood Subdivision to remove 2 dying trees located outside the clearing envelope and in the buffer area on the lot located at 60 Edgewood Rd, Sec. 16-2-5, Amendment to previously approved subdivisions.

Ms. O'Meara introduced the project by saying that the Board had wanted this on the consent agenda, but it was not permitted because it is a reduction in buffer. The applicant wants to remove two dead and diseased trees.

John Mitchell, of Mitchell and Associates, represented Chris and Jayne Boulos. Rosewood is a 5 lot subdivision that was approved in 1992. The applicants want to remove two trees that are outside the building envelope. There are 24 mature trees, and there are two trees that are very unhealthy and declining. The applicants want to remove those two trees.

Ms. Volent opened the public comment period. No one came to speak, so the public comment period was closed.

There was no comment from the Board, so Ms. Jordan made the following motion:

Findings of Fact

1. Christopher and Jayne Boulos are requesting an amendment to the previously approved Rosewood Subdivision to remove 2 trees located in an area outside the building and clearing envelopes, which is part of the subdivision buffer. The trees have lost their crowns and are declining in health. Removal of the trees constitutes an amendment to the approved buffer for the Rosewood Subdivision, and requires review under Sec. 16-2-3 of the Subdivision Ordinance.
2. With the removal of 2 trees, the remaining trees and other vegetation complies with the buffer standards of the Subdivision Ordinance, Sec. 16-3-1.

THEREFORE, BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Christopher and Jayne Boulos to amend Lot 5 of the previously approved Rosewood Subdivision, located at 60 Edgewood Rd, to remove 2 trees located in an area outside the building and clearing envelopes be approved.

Mr. Chalot seconded the motion and it was approved, 6-0.

Thomas Memorial Library Expansion/Renovation Site Plan - The Town of Cape Elizabeth is requesting site plan review of a proposed 10,855 sq. ft. addition and

renovation to the Thomas Memorial Library located at 6 Scott Dyer Rd, Sec. 19-9, Site Plan Completeness.

Ms. O'Meara said the library is in the Town Center District, and is a permitted use. The Town Center has design standards. It is located on the school campus and the only part of that site plan now being considered is the portion containing the library. The campus is part of a DEP order, and that may need to be amended.

Molly MacAuslan, Chair of the Library Building Committee, said that 1985 was the last renovation of the library. She outlined the steps the committee has taken to settle on this plan. She also outlined the steps that will follow the Planning Board review.

Dick Reed, of Reed and Company, introduced the members of the design team; Cynthia Loebenstein from Reed and Company Architecture, Eric Dube of Casco Bay Engineering and Peter Biegel of Land Design Solutions.

Eric Dube, co-owner of Casco Bay Engineering, showed the plans and layout of the project. He pointed out what they will demolish and what they will leave in place. He showed the new building and pathway and gardens. They will move the handicap parking. They will keep the parking area, and noted that they need 37 spaces and they will have 53 spaces. This project meets the setbacks.

Peter Biegel, of Land Design Solutions, described the landscaping. He spoke about the front setback area on Scott Dyer Road. He noted all the plantings that are proposed and the proposed reading garden and family discovery space.

Eric Dube spoke about the floor plans, and how the space will function.

Cynthia Loebenstein spoke about the Town Center design standards. She showed a rendering of the proposed building and described the windows and the exterior materials. She spoke about the parking and the other aspects of the design standards.

Ms. Volent opened the public comment period on completeness. No one came forward, so the public comment period was closed.

Ms. Jordan made the following motion:

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/Renovation located at 6 Scott Dyer Rd be deemed complete.

Mr. Chalot seconded the motion and it was passed, 6-0

Mr. Steinberg was concerned about the concave alignment of the driveway, and thinks it is unsafe.

Mr. Dube replied that it is a much safer situation than what now exists. It is widely used for school entrances.

Ms. O'Meara said this is what planning recommends for really slowing down speeds.

Mr. Curry asked what they plan to do in the restoration of the existing building.

Mr. Reed replied that they will re-point the bricks, put on a new roof, install new wiring etc.

Ms. Quinn asked why there would be two different sidings.

Mr. Reed said the fiber cement will look like the wood siding, and will last longer and hold the paint better. The existing siding is in good shape.

Mr. Chalot asked for more clarification on the diagram of the front of the building as it faces Scott Dyer Road.

Mr. Reed said the steps will be removed and so it will not be an entrance. They are making it an important window which will let light into the building.

Ms. Volent raised the issue of buffering with the neighboring property and that there is a very heavy buffer already in place.

Mr. Biegel said they plan to remove those trees and plant deciduous trees in their place.

Ms. Quinn commented that just because the homeowner has buffering, it does not remove the onus on the applicant.

There was further discussion about the specific trees.

Ms. Jordan said she likes the variety in the plant list.

Mr. Curry said because they are in the Town Center Zone, he sees less of a need for the sort of buffering you would have for a subdivision and more need for a visually aesthetic buffer.

The board then decided to schedule a site walk on Wednesday June 25, 2014 at 7:30 am.

Ms. Jordan made the following motion:

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/Renovation located at 6 Scott Dyer Rd be tabled to the regular July 15, 2014 meeting of the Planning Board at which time a public hearing will be held.

Mr. Chalot seconded the motion and it was approved, 6-0.

No one came forward for the public comment period, so it was closed.

The Board voted 6-0 to adjourn at 8:05 pm.

Respectfully submitted,

Hiroshi Dolliver
Minutes Secretary