

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: August 19, 2014  
SUBJECT: Csalt Market Site Plan Amendments

### Introduction

Mike Concannon, of KMC Properties LLC, is requesting amendments to the previously approved site plan for the Csalt Market, located at 349 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 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

No items appear incomplete.

### 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

No changes to the area of building footprint or the areas to be developed are proposed. The approval includes construction of a stone wall around the patio with a lattice fence installed on top. The applicant is requesting to delay the stone wall construction until phase 2, proposed to be in one year.

B. Traffic Access and Parking

1. Adequacy of Road System- No change
2. Access into the Site- No change.
3. Internal Vehicular Circulation-No change
4. Parking Layout and Design- No change.

C. Pedestrian Circulation

The applicant is proposing to create a break in the stone wall circling the patio to allow pedestrian access directly to the sidewalk along Route 77.

A handicapped ramp was approved between the building and the parking lot. The applicant is proposing to redesign the ramp. The town engineer has reviewed the revised design and agrees that it complies with handicapped accessibility standards. He has also recommended that additional details be added to the plans.

D. Stormwater Management

No change is proposed.

E. Erosion Control

No disturbance of soil is proposed.

F. Water Supply

No change is proposed.

G. Sewage Disposal

No change is proposed.

H. Utilities

No change is proposed.

I. Water Quality Protection

No change is proposed.

J. Wastes

No change is proposed

K. Shoreland Relationship

No change is proposed

L. Technical and Financial Capacity

No change is proposed.

M. Exterior Lighting

No change is proposed.

N. Landscaping and Buffering

The applicant is requesting to make the first section of fence closest to Route 77 4' high. The remaining sections of fencing were approved at 6' high. In response to concerns raised by the abutter, the applicant is proposing to increase the height of the fence to 7', with the top 1' a lattice. The applicant is also proposing to keep a tree in front of the property that was originally noted to be removed.

O. Noise

No change is proposed.

P. Storage of Materials

No change is proposed.

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 Mike Concannon of KMC Properties LLC for amendments to the previously approved site plan for the Csalt Market, located at 349 Ocean House Rd, be deemed (complete/incomplete).

**B. Motion for Approval**

Findings of Fact

1. Mike Concannon of KMC Properties LLC is requesting amendments to the previously approved site plan for the Csalt Market, located at 349 Ocean House Rd, which requires review under Sec. 19-9, Site Plan Regulations.
2. The Town Engineer has recommended that additional detail information be added to the plans
3. 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 Mike Concannon of KMC Properties LLC for amendments to the previously approved site plan for the Csalt Market, located at 349 Ocean House 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 August 13, 2014;
2. That there be no certificate of occupancy issued until the plans have been revised to address the conditions of approval and submitted to the town planner for review.