

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: June 16, 2015
SUBJECT: C-Salt Market Site Plan Amendment

Introduction

KMC Properties, LLC is requesting amendments to the previously approved site plan located at 349 Ocean House Rd to remove a tree and change signage. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

- The applicant will summarize the changes requested.
- The Board should decide if sufficient information has been submitted to consider the amendment. This decision can be by consensus, however, if the Board finds the application incomplete, Board members should identify the information needed to make the application complete.
- If sufficient information has been submitted to consider the amendment, the Board should open the public hearing which has been scheduled for this evening.
- Following the public hearing, the Board may discuss the request.
- At the close of discussion, the Board has the option to table, approve, approve with conditions, or deny the amendment.

Completeness

Sufficient information appears to be submitted to consider the proposed amendments. The comments of the Town Engineer are attached.

Site Plan Standards of Review

The following Site Plan standards of review are applicable to the requested amendment.

N. Landscaping and Buffering

The applicant has requested to remove an oak tree located in front of the building, primarily to improve visibility of the business to customers. In this area, the sidewalk curves around the tree. The area would then be planted with 5 spirea.

The applicant is also proposing to change signage on the property, specifically to increase the size of the front sign and move the existing front sign to the High School driveway entrance. The Sign Ordinance restricts total signage on the site to 75 sq. ft. and the proposal is for 73.9 sq. ft.

Motions 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 KMC Properties, LLC for amendments to the previously approved site plan located at 349 Ocean House Rd to remove a tree and change signage be deemed (complete/incomplete).

B. Motion for Approval

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of KMC Properties, LLC for amendments to the previously approved site plan located at 349 Ocean House Rd to remove a tree and change signage be approved.