

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: June 16, 2015
SUBJECT: Inn by the Sea "500 building" Site Plan Review

Introduction

The Inn by the Sea LLC is requesting Site Plan review for the replacement of the 12-unit "500 building" with a new 12-unit building, located at 40 Bowery Beach Rd. The application was deemed complete at the May 19, 2015 meeting and a public hearing is scheduled for this evening. 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 applicant will summarize changes made to the plan since the last meeting.
- The Board should then open the public hearing.
- At the close of the public hearing, 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. The applicant's new submission of information is limited to a revised landscaping plan, so the Town Engineer has not provided additional comments.

A. Utilization of the Site

The replacement building occupies the same general area as the existing building. The site is completely developed and the new building frames one side of the lawn, which is a focal point on the property.

B. Traffic Access and Parking

1. Adequacy of Road System - Route 77 has significant capacity and no additional traffic is expected because the same unit number is in the existing and proposed buildings.

2. Access into the Site - No change to existing access points is proposed.
3. Internal Vehicular Circulation - The existing circulation pattern will be slightly altered when the parking in front of the "500 building" is eliminated. An existing parking island will be slimmed down, however, the same general circulation loop through the east parking lot will be preserved.
4. Parking Layout and Design - The parking in front of the existing "500 building" will be eliminated, resulting in a reduction of 8 on-site spaces. An existing parking island will be slimmed down. Two handicapped accessible parking spaces will replace existing parking on the south side of the parking lot adjacent to the "500 building." A total of 128 parking spaces are required. The Inn by the Sea contracts for 60 off-site spaces. With the on-site spaces, temporary parking spaces and the off-site spaces, the Inn has 181 spaces, which exceeds the minimum required.

C. Pedestrian Circulation

A new walkway will be constructed between the "500 building" and the parking lot to replace an existing walkway. A walkway will be added adjacent to the new handicapped accessible parking spaces.

D. Stormwater Management

No change is proposed. The total area of impervious surface will slightly decrease and existing stormwater management for the site will only be altered in the area of construction.

E. Erosion Control

An erosion control plan has been submitted.

F. Water Supply

The proposed building will be supplied by the existing water lines.

G. Sewage Disposal

The Inn by the Sea uses a private septic system for sanitary waste disposal. The applicant has provided an analysis of the existing system which concludes that it is functioning and should accommodate the proposed building.

H. Utilities

No change to existing utility connections is proposed.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

No change to the existing dumpster storage on the property is proposed.

K. Shoreland Relationship

The property is located in the Shoreland Zone. The applicant has calculated the normal high water line using the Highest Astronomical Tide plus 3' vertical feet definition. About one-half of the proposed building is located in the Shoreland Zone. The applicant has submitted an evaluation of the project's compliance with the Shoreland Zoning provisions.

The Shoreland zone limits impervious coverage to no more than 20% of the lot. The Inn by the Sea currently exceeds the 20% lot coverage requirement, so no additional increase in impervious coverage is allowed. The proposed building and related improvements slightly decrease the total impervious coverage. The Code Enforcement Officer is comfortable the project complies with zoning requirements.

L. Technical and Financial Capacity

The applicant has submitted a letter from Bangor Savings Bank commenting on financial capacity. The Inn has also completed two previous building renovations/replacements on the property.

M. Exterior Lighting

Minimal new lighting is proposed to light walkways and under lighting of a tree in the parking island. All proposed lighting is at least 75' from property lines.

N. Landscaping and Buffering

A revised landscaping plan has been submitted which clarifies that some plantings included in the "600 building" site plan approval will need to be removed as part of the "500 building" replacement and a preservation fence will be installed to protect existing vegetation to be preserved. Significant quantities of landscaping are proposed around the new "500 building."

O. Noise

The proposed use is not expected to generate noise levels in excess of those permitted.

P. Storage of Materials

No new exterior storage of materials is proposed.

Motion for the Board to Consider

Findings of Fact

1. The Inn by the Sea LLC is requesting Site Plan review for the replacement of the 12-unit "500 building" with a new 12-unit building, located at 40 Bowery Beach Rd, which requires review under Sec. 19-9, Site Plan Regulations.
2. The Town Engineer is recommending that the plan set be updated with professional seals and lighting information transferred 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 the Inn by the Sea LLC for Site Plan review for the replacement of the 12-unit "500 building" with a new 12-unit building, located at 40 Bowery Beach Rd be approved, subject to the following conditions:

1. That the plans be revised and submitted to the town planner to add professional seals and to transfer lighting information to the plan set;

2. That there be no issuance of a building permit nor alteration of the site until a performance guarantee has been provided to the town in a form acceptable to the Town Attorney, an amount acceptable to the Town Engineer and all acceptable to the Town Manager.