

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: October 18, 2016
SUBJECT: Recycling Center Upgrade Site Plan Review

Introduction

The Town of Cape Elizabeth is requesting site plan review of an upgrade to the Recycling Center located on Dennison Drive. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations. The comments of the Town Engineer are attached.

Procedure

- The Board should begin by having the applicant summarize changes to the project since the last meeting.
- The Board should then open the public hearing which has been scheduled for this evening.
- At the end 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.

A. Utilization of the Site

Proposed changes are located within the developed portion of the site and existing patterns of drainage are maintained.

B. Traffic Access and Parking

1. Adequacy of Road System- The proposed upgrades will not increase traffic to the site. The adjacent road network, specifically Spurwink Ave, is not a high crash location and has excess capacity to support additional traffic, although no additional traffic is anticipated as part of this project.
2. Access into the Site- Existing access points will be used.

3. Internal Vehicular Circulation-The existing circulation pattern will be modified to minimize backing up. A clockwise circular traffic pattern is established with 4 solid waste disposal lanes and 1 bypass lane.
4. Parking Layout and Design- Parking has been added at the Swap Shop. Minimal parking is provided at the former compactor building, which will be repurposed as a universal waste storage building.

C. Pedestrian Circulation

The proposed trash disposal lanes are intended to eliminate the practice of parking and walking trash to the compactor and will promote pedestrian safety. A handrail will be installed at the bulk waste area to protect pedestrians.

D. Stormwater Management

The proposed improvements will increase impervious surface by 9,100 sq. ft. The Planning Board's practice, written into the Technical Amendments package adopted by the Town Council October 5th and effective November 5th, is to not required pre- and post stormwater flow calculations for an impervious surface increase of less than 10,000 sq. ft., but to require a Low Impact Development feature. The applicant will be constructing an underdrain soil feature to treat stormwater flowing from the site. The filter is sized to treat both existing and new stormwater flows.

The Town Engineer has recommended design revisions to the proposed stormwater control plan.

E. Erosion Control

An erosion and sedimentation control plan is included in the application.

F. Water Supply

The site is currently served by public water and no increase in demand is expected.

G. Sewage Disposal

The Sewer Superintendent has confirmed that there is adequate sewer capacity for the proposed use.

H. Utilities

No change to existing utility connections is proposed.

I. Water Quality Protection

No discharge of noxious chemicals is proposed.

J. Wastes

The purpose of the site is to handle solid waste generated by the community. The compactors have been sized to accommodate existing solid waste tonnage.

K. Shoreland Relationship

The property is not located in the Shoreland Zone.

L. Technical and Financial Capacity

The project designer, Woodard and Curran, has experience with transfer station projects. Town Manager Michael McGovern has submitted information regarding the town's ability to finance the project.

M. Exterior Lighting

Sheet E-001 submitted September 2, 2016 shows photometric levels for the site. Lighting levels do not exceed .5 footcandles, except on western edge near the shredded sort recycling bin. There is substantial wooded land beyond this area, however, to reasonably assume that the lighting levels are well below .5 footcandles at the property line.

N. Landscaping and Buffering

The site is surrounded by a mature wooded forest. Landscaping within the site is problematic due to the limitations in puncturing the cap over the old landfill and the industrial operations of the site.

O. Noise

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

P. Storage of Materials

All material storage is shown on the site plan and inherent in the function of the site as the community recycling center.

Motion for the Board to Consider

Findings of Fact

1. The Town of Cape Elizabeth is requesting site plan review of an upgrade to the Recycling Center located on Dennison Drive, which requires review under Sec. 19-9, Site Plan Regulations.
2. The plan for the development (reflects/ does not reflect) the natural capabilities of the site to support development.
3. Access to the development (will/ will not) be on roads with adequate capacity to support the traffic generated by the development. Access into and within the site (will/ will not) be safe. Parking (will/ will not) be provided in accordance with Sec. 19-7-8, Off-Street Parking.
4. The plan (does/ does not) provide for pedestrian safety within the development.
5. The plan (does/ does not) provide for adequate collection and discharge of stormwater.
6. The development (will/ will not) cause soil erosion, based on the erosion plan submitted.
7. The development (will/ will not) be provided with an adequate quantity and quality of potable water.
8. The development (will/ will not) provide for adequate sewage disposal.
9. The development (has/ does not have) access to utilities.
10. The development (will/ will not) locate, store or discharge materials harmful to surface or ground waters.

11. The development (will/will not) provide for adequate disposal of solid wastes.
12. The development (will/will not) adversely affect the water quality or shoreline of any adjacent water body.
13. The applicant (has/has not) demonstrated adequate technical and financial capability to complete the project.
14. The development (will/will not) provide for adequate exterior lighting without excessive illumination.
15. The development (has/does not have) a vegetative buffer throughout and around the site and screening as needed.
16. The development (will/will not) substantially increase noise levels and cause human discomfort.
17. Storage of exterior materials on the site (will/will not) be visible beyond the boundary of the property.
18. 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 Town of Cape Elizabeth for site plan review of an upgrade to the Recycling Center located on Dennison Drive, be approved, subject to the following condition:

1. That the plans be revised to address the comments in the Town Engineer's letter dated 10-12-2016;
2. That there be no alteration of the site until required permits from the Department of Environmental Protection (DEP) be issued and the plans revised to address the above condition and submitted to the Town Planner.