

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: February 27, 2017
SUBJECT: Maxwell Woods

Introduction

Joel FitzPatrick, dba Maxwell Woods LLC, is requesting Major Subdivision Review and a Resource Protection Permit to construct a 46 unit project consisting of 38 condominiums and 8 apartments (in two buildings) located at 112-114 Spurwink Ave. The project will be reviewed for compliance with Sec. 16-2-4, Major Subdivision Review and Sec. 19-8-3, Resource Protection Permit regulations.

Procedure

- The Board should begin by having the applicant summarize changes to the project (note that revised plans have not been submitted for this meeting).
- The Board should open the public hearing which has been scheduled for this evening.
- The Board may begin substantive discussion of the application.
- At the close of discussion, the Board should table the application to the next meeting.

Discussion

The applicant is in the process of revising plans which will be submitted for review at the March 21st meeting, so no new comments from Acting Town Engineer Stephen Bradstreet have been provided. Some of the items the applicant may want to focus on for the next meeting may include:

1. Density Calculation. The applicant should provide an updated Net Residential Acreage calculation that includes the total gross acreage, deduction for existing easements and rights-of-way, proposed road rights-of-way, road surfaces and parking lots and any other areas required.
2. Open Space donation. The applicant should describe how the 45% open space shall be provided, including which areas will be regraded and replanted, which areas will include preservation of existing vegetation, and ownership of the open space.
3. Traffic study. The applicant is currently updating the traffic study to include traffic from Cottage Brook and any impacts on the Spurwink/Rt 77 intersection.

4. Architectural information. The apartment building design will be refined to incorporate stairs within the building.
5. Landscaping. The planting plan should be revised to remove plantings now restricted in accordance with Appendix C in the Subdivision Ordinance and new plantings should be provided where existing vegetation will be removed and a buffer should be provided.

Motion for the Board to Consider

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Maxwell Woods LLC for Major Subdivision Review and a Resource Protection permit for Maxwell Woods, a 38 unit condominium and 8 unit apartment development located at 112-114 Spurwink Ave, be tabled to the regular March 21, 2017 meeting of the Planning Board.