

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE:
SUBJECT:

Introduction

The application will be reviewed for compliance with Sec. 19-8-3, Resource Protection Regulations.

Procedure

- The Board may want to begin by having the applicant summarize the project.
- The Board should make a finding 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 project should occur. If the application is deemed complete, the Board may begin review of the project.
- At the close of discussion, the Board has the option to approve, approve with conditions, deny or table the application.

Summary of Completeness

The completeness checklist and the comments of the Town Engineer are attached. No items appear to be incomplete.

Resource Protection Permit Standards (Sec.19-8-3(B))

Below is a summary of the Resource Protection Permit standards of review and how they may be met.

1. Flow of surface/subsurface waters

Once the dams are in place, water will continue to be discharged in the same area as prior to the project.

2. Impound surface waters

- The dams will impound waters temporarily and then release the water in a manner will create open water ponds that will replace scrub/shrub wetland in the same area.
3. Increase surface waters

Following construction, disturbed areas will be revegetated and no additional impervious surface will be created.
 4. Damage to spawning grounds

The creation of open water ponds with associated edge habitats will increase the variety of wetland types in the area that are available to wildlife.
 5. Support of structures

The dam reconstruction will improve the support of existing, deteriorated structures.
 6. Aquifer recharge/groundwater

Discharge from the ponds will be to an existing pond and wetland that outlets at the beach, as is the current discharge pattern.
 7. Coastal dunes

No work in coastal dunes or back dune areas is proposed.
 8. Ecological/aesthetic values

The applicant has asserted that the restoration of the dams and creation of open water ponds will improve the aesthetics of the area.
 9. Wetland Buffer

No buffer is proposed as the work, by its nature, will be located entirely in the wetland area.
 10. Erosion Control

The applicant has submitted an Erosion Control plan that includes protection during construction and revegetation of disturbed areas upon completion of construction.

11. Wastewater discharge

No discharge of wastewater is proposed as part of the project scope.

12. Floodplain Management

No floodplains are located in the project area.

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

B. Motion for Approval

Findings of Fact

1.

3. The application substantially complies with Sec. 19-8-3, Resource Protection Regulations.

THEREFORE, BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of

be approved subject to the following condition.