

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: October 17, 2017
SUBJECT: Pelletier Old Sea Point Rd Subdivision Amendment

Introduction

Robert Barrett, on behalf of Scott and Julie Pelletier, is requesting an amendment to the Old Sea Point Rd Subdivision (most recently approved October 21, 2014) to extend public water to their lot (18-4) located at 19 Old Sea Point Rd. The application will be reviewed for compliance with Sec. 16-2-5, Amendments to Previously approved subdivisions.

Procedure

- The Board should have the applicant introduce the amendment.
- The Board should allow public comment on the completeness of the amendment request.
- The Board should decide by consensus that sufficient information has been provided to consider the amendment.
- If sufficient information has been provided to proceed, the Board should hold the public hearing that has been advertised for this evening.
- At the close of the public hearing, the Board may begin substantive discussion.
- When discussion ends, the Board has the option to approve, approve with conditions, table or deny the amendment request.

Discussion

The Old Sea Point Rd subdivision has been before the Planning Board numerous times to add lots to the private road. The last approval by the Planning Board triggered overdue improvements to the private road. The last lot on the road, lot 18-4, was approved with a private well as a water source. The property owners would now like to install public water, which requires an amendment to the prior approval. Documentation on file in the town office confirms that lot 18-4 has rights of access and installation of utilities in the private road.

At the October 3, 2017 workshop, the Planning Board agreed to expedite this request in order to facilitate installation and repairs to the road, driveways and lawns to be done as soon as possible before winter arrives.

Motion for the Board to Consider

Findings of Fact

1. Robert Barrett, on behalf of Scott and Julie Pelletier, is requesting an amendment to the Old Sea Point Rd Subdivision to allow public water to be installed in place of a private well for the lot located at 19 Old Sea Point Rd (18-4), which requires review under Sec. 16-2-5, Amendments to Previously approved subdivisions.
2. Public water is a preferred source of a clean and healthful supply of water for new development.
3. The Planning Board agreed at the October 3, 2017 workshop to expedite the amendment request in order to facilitate installation and repairs to the road, driveways and lawns to be done as soon as possible before winter arrives.
4. Lot 18-4 has deeded rights of access and for installation of utilities within the Old Sea Point Rd right-of-way.
5. The application substantially complies with Sec. 16-2-5, Amendments to previously approved subdivisions.

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Robert Barrett, on behalf of Scott and Julie Pelletier, to amend the Old Sea Point Rd Subdivision to extend public water to the lot located at 19 Old Sea Point Rd (18-4) be approved.