

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: April 22, 2019
SUBJECT: 1226 Shore Rd Mixed office/restaurant/8 apartments
development

Introduction

Patrick Tinsman is requesting reapproval of a mixed office/restaurant/8 apartments development located at 1226 Shore Rd. The Planning Board granted site plan approval with conditions on October 20, 2017. Necessary plan revisions to comply with the conditions resulted in a need for amendments to the site plan approval. The approval expired before the applicant returned for amendments, so a reapproval of the development is proposed, subject to compliance with Sec. 19-9, Site Plan regulations, and Sec. 19-6-4(d)(3) Town Center Design requirements.

Procedure

- The Board should begin by having the applicant introduce the project.
- The Board should then 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 review should begin. If the application is deemed complete, substantive review may begin.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- At the close of discussion, the Board has the option to approve, approve with conditions, table or deny the application.

Summary of Completeness

The completeness checklist and the Town Engineer's comments are attached.

Several plans and other information included in the October 20, 2017 approval have not been resubmitted. The following chart summarizes the information submitted and included in the October 20, 2017 approval and the information submitted for this meeting.

The board can, by motion, reference all previously submitted material. Two Planning Board members have not been able to review any referenced materials.

Motion 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 Patrick Tinsman for reapproval of a mixed office/restaurant/8 apartments development located at 1226 Shore Rd be deemed (complete/incomplete).

B. Motion to Schedule a Public hearing

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Patrick Tinsman for reapproval of a mixed office/restaurant/8 apartments development located at 1226 Shore Rd be tabled to the regular May 21, 2019 meeting of the Planning Board, at which time a public hearing will be held.

1226 Shore Rd Plan/submission materials	Date	Prepared by	10-2017 approval	2017 approval conditions	2019 submission
C-1.0 Cover Sheet	10/2/17	Stantec	x		
C-1.1 General notes and Legend	10/2/17	Stantec	x		
C-1.2 Boundary and Topographic Survey	10/2/17	Owen Haskell	x		
C-2.0 Site Plan	10/2/17	Stantec	x	x	x
C-3.0 Grading, Drainage and Erosion Control Plan	10/2/17	Stantec	x		x
C-4.0 Site Details	10/2/17	Stantec	x		
C-4.1 Storm drain and Sanitary sewer detail	10/2/17	Stantec	x		
C-4.2 Fence and Signage Details	10/2/17	Stantec	x		
C-4.3 Erosion Control Details	10/2/17	Stantec	x		
C-4.4 Erosion and Sediment Control Narrative	10/2/17	Stantec	x		
Site Lighting layout	9/17/17	Swaney Light	x		x
Building 1 First Floor plan	9/29/17	Archetype	x		x
Building 1 Upper Floor plan	9/29/17	Archetype	x		x
A2.01 Building elevations	9/29/17	Archetype	x		x
Building 1 garage elevations (A1.1)	9/29/17	Archetype	x		x
Colored elevation perspectives (9)	9/29/17	Archetype	x		x
Lighting specs	9/29/17	Archetype	x		x
Parking calculations	9/29/17	Archetype	x	x	x
Description of TC design compliance	8/31/17	Stantec	x		
noise db level	8/31/17	Stantec	x		
Purchase and sale agreement	8/31/17	Stantec	x		
Financial and technical capability letters	8/31/17	Stantec	x		
Certainteed shingle specs	8/31/17	Archetype	x		
Sewer capacity letter	8/31/17	Stantec	x		
generator specifications	8/31/17	Stantec	x		
A1.0 Basement plan building 1	3/13/19	Archetype			x
Sign	3/13/19	Archetype	x		x
Buidling B First floor plan		Archetype		x	x
Building B second floor		Archetype		x	x
A2 Kitchen plan (Building B)		Archetype		x	x
AD1.0 Existing and demo Building A		Archetype		x	x