

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: April 22, 2019
SUBJECT: The Well Site Plan Amendments

Introduction

Jason Williams is requesting amendments to the site plan approval for the Well, a 44 seat farm to table restaurant located at 19 Wells Rd to provide a public sewer connection, add a dumpster and add a porch. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

- The Board should begin by having the applicant summarize the project.
- The Board should then make a determination 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 application should occur. If the application is deemed complete, substantive discussion may begin.
- If the application is deemed complete, the Board should open the public hearing scheduled for this evening.
- At the close 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.

Summary of Completeness

Attached are the completeness checklist and the comments of the Town Engineer. This is an amendment to a previously approved site plan, so only the items pertinent to the amendment need to be submitted. Below is a summary of possible incomplete items:

No items appear incomplete.

Site Plan Review Standards

Below is a summary of application compliance with the Site Plan standards, Sec. 19-9-5.

1. Utilization of the Site

The porch will be added to the existing kitchen area. The sewer line is located to establish a gravity feed to the sewer line in Wells Rd.

2. Traffic Access and Parking

- a. Adequacy of Road System- No increase in traffic is anticipated as the number of seats will not increase from the original approval.
- b. Access into the Site- Existing access points will be used.
- c. Internal Vehicular Circulation-The existing circulation pattern will not be changed by this project.
- d. Parking Layout and Design- No changes to the parking layout are proposed, although a dumpster will be located adjacent to the parking area located on the eastern side of the site. Proper support and vehicular access for the dumpster will need to be provided or it is likely the dumpster will be placed in a parking space.

No change in parking provided is proposed.

Type of seating	# seats 2014	# seats 2018
Gazebo 1	8	8
Gazebo 2	8	8
Gazebo 3	6	6
Gazebo 4	6	6
picnic table (3)	12	0
porch	4	14
TOTAL seats	44	42
TOTAL parking required	11	11

3. Pedestrian Circulation

No change is proposed.

4. Stormwater Management

No change is proposed.

5. Erosion Control

Erosion control measures are proposed to stabilize the ground after installation of the water line.

6. Utilities

The applicant will be connecting the restaurant to public sewer. A letter from the Town Engineer confirming there is adequate capacity for the estimated 682 gallon daily flow has been provided.

A dumpster is also proposed between the eastern parking lot and Wells Rd. The dumpster will be screened with wood stockade fencing.

7. Shoreland Relationship

The property is not located in the Shoreland Overlay Performance District.

8. Landscaping and Buffering

No change to existing landscaping and buffering is proposed. A wood stockade fence will be installed around the dumpster proposed adjacent to the eastern parking lot.

9. Exterior Lighting

No change to exterior lighting is proposed.

10. Signs

No change is proposed.

11. Noise

No change is proposed.

12. Storage of Materials

No change is proposed

13. Technical and Financial Capacity

The Town Manager has provided comments regarding financial capacity. The applicant has successfully operated the restaurant since it has opened.

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 Jason Williams for amendments to the previously approved site plan for the Well, a 44-seat restaurant located at 19 Wells, to connect the restaurant to public sewer, add a dumpster and replace 12 picnic table seats with 10 porch seats be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. Jason Williams is requesting amendments to the site plan approval for the Well, a 44 seat farm to table restaurant located at 19 Wells Rd to provide a public sewer connection, add a dumpster and add a porch, which requires review for compliance with Sec. 19-9, Site Plan Regulations.
2. The site plan amendments (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 site plan amendments (do/do not) provide for a system of pedestrian ways within the development.
5. The site plan amendments (do/do not) provide for adequate collection and discharge of stormwater.
6. The site plan amendments (will/will not) cause soil erosion, based on the erosion plan submitted.
7. The restaurant (will/will not) be provided with an adequate quantity and quality of potable water.
8. The restaurant (will/will not) provide for adequate sewage disposal.
9. The restaurant (will/will not) be provided with access to utilities.

10. The site plan amendments (will/will not) locate, store or discharge materials harmful to surface or ground waters.
 11. The site plan amendments (will/will not) provide for adequate disposal of solid wastes.
 12. The site plan amendments (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 restaurant (will/will not) provide for adequate exterior lighting without excessive illumination.
 15. The site plan amendments (will/will not) provide a vegetative buffer throughout and around the site and screening as needed.
 16. The restaurant (will/will not) substantially increase noise levels and cause human discomfort.
 17. Storage of exterior materials on the site that may be visible to the public (will/will not) be screened by fencing or landscaping.
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3. 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 Jason Williams for amendments to the previously approved site plan for the Well, a 44-seat restaurant located at 19 Wells, to connect the restaurant to public sewer, add a dumpster and replace 12 picnic table seats with 10 porch seats be approved, subject to the following condition:

1. That the plans be revised to address the comments of the Town Engineer in his letter dated April 10, 2019.