

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: November 5, 2019
SUBJECT: Middle School Emergency Generator

Introduction

The Town of Cape Elizabeth is requesting a site plan amendment to install an emergency generator at the Cape Elizabeth Middle School located at 12 Scott Dyer Rd. 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.
- The Board should decide if a site walk and/or public hearing should be scheduled.
- 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

The completeness checklist is attached. The comments of the Town Engineer will be provided separately before the meeting. Below is a summary of possible incomplete items:

The applicant may need waivers from submitting information on topography, stormwater, lighting, and signs.

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 generator pad will be placed immediately adjacent to the building in a developed portion of the site.

2. Traffic Access and Parking

No changes to the existing traffic access and parking are proposed.

3. Pedestrian Circulation

No change is proposed.

4. Stormwater Management

A 144 sq. ft. concrete slab is proposed, from which only a minimal amount of additional stormwater will flow.

5. Erosion Control

The use of silt fence and a silt sock is proposed during construction.

6. Utilities

Existing utility locations are shown on the plan. The applicant is proposing to connect the generator to the building via conduits alongside the building and then into the electrical room.

7. Shoreland Relationship

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

8. Landscaping and Buffering

No removal or addition of landscaping is proposed. A 5'5" high pvc fence is proposed around the concrete pad.

9. Exterior Lighting

No lighting is proposed.

10. Signs

No signage is proposed.

11. Noise

The applicant has provided specifications regarding the generator. The decibel level at the closest property line is not provided.

12. Storage of Materials

No exterior storage of materials is proposed.

13. Technical and Financial Capacity

The Town Manager has provided comments regarding financial capacity.

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 the Town of Cape Elizabeth for a site plan amendment to install an emergency generator at the Middle School located at 12 Scott Dyer Rd be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. The Town of Cape Elizabeth is requesting a site plan amendment to install an emergency generator at the Cape Elizabeth Middle School located at 12 Scott Dyer Rd which requires review under Sec. 19-9, Site Plan Regulations.
2. The School campus site plan has been previously approved by the Cape Elizabeth Planning Board to be in compliance with the Site Plan Regulations, and the findings and decisions of those approvals which are not altered by the proposed amendments remain in effect.
3. The plan for the development (reflects/ does not reflect) the natural capabilities of the site to support development.
4. The plan (does/does not) provide for adequate collection and discharge of stormwater.

5. The development (will/will not) cause soil erosion, based on the erosion plan submitted.
6. The development (will/will not) be provided with access to utilities.
7. The applicant (has/has not) demonstrated adequate technical and financial capability to complete the project.
8. The development (will/will not) provide screening as needed.
9. The development (will/will not) substantially increase noise levels and cause human discomfort.
10. 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 the Town of Cape Elizabeth for a site plan amendment to install an emergency generator at the Middle School located at 12 Scott Dyer Rd be approved, subject to the following condition:

1. That the applicant submit information demonstrating that noise from the generator will not exceed 45 decibels at the nearest property line.

Site Plan Review Submission Checklist
[Section 19-9-4(c)]

Date: November 5, 2019
Project: Middle School Generator
Applicant: Town of Cape Elizabeth

- Y* a. Evidence of right, title, and interest in the property
- Y b. Written description
- Y c. Name of project/applicant
- Y* d. Survey
- Y e. Existing conditions
- N f. Topography
- Y g. Buildings
- Y h. Traffic access and parking
- N i. Stormwater
- Y j. Erosion
- Y k. Utilities
- Y l. Landscaping
- N m. Lighting
- N n. Signs
- P o. Noise
- N/A p. Exterior storage
- Y* q. Financial and Technical Capability

Y Yes, complete

N	No, not complete
W	Waiver
P	Partially complete
N/A	Not applicable
Y*	Based on information in town files and previous projects