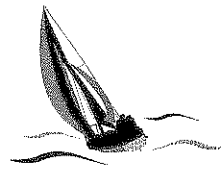


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October 3, 2012

To: Michael McGovern, Town Manager

**Re: Clarification of 2-way access on High School Drive
C's Gourmet Market**

We are asking for clarification on the 2-way access for the proposed development at 349 Ocean House Road. We were under the impression that we originally requested a 2-way access be permitted at the high school drive allowing an entrance and exit for customers. It appears that the Cape Elizabeth town attorney has stated in the draft access easement that vehicular access is limited to a right turn egress only from the property onto the high school drive. Based on the number of customers expected to come to C's Gourmet Market from the high school area, a 2-way entrance/exit will significantly help relieve traffic flow, rather than forcing driving patrons to either exit onto Ocean House Road from the primary entrance drive and then enter the high school drive or take a right onto the high school drive and then turn around to return to the high school area.

Thank you for assisting me with this clarification. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael K. Concannon".

Michael K. Concannon

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December 7, 2011

Michael McGovern
Town Manager of Cape Elizabeth
320 Ocean House Road
Cape Elizabeth, ME 04107

Dear Michael,

My name is Michael Concannon. My wife, Stephanie, and I are residents of Cape Elizabeth. We have two daughters, Katherine (age 8) and Moira (age 6) who both attend Pond Cove School.

My wife and I are looking to establish a gourmet market at the location of 349 Ocean House Road. I am presently the owner of Port Printing Solutions, a commercial broker for printing/marketing, and I also hope to relocate this (office space only) business to the 2nd floor of this proposed building.

We are proposing that the front of the market face Ocean House Road, and an entrance/exit will be located on Ocean House Road, where the current driveway is located. In accordance with the Town Center Standards, the parking lot will be located at the rear of the building. We are requesting permission to connect the high school road to our parking lot as an "exit only" from our establishment. We feel this would promote the best traffic flow, and it would be best for traffic safety in this part of town.

We would appreciate your consideration of this request. We would like to proceed with this project, and feel that a local gourmet market would be a wonderful asset to our town.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael Concannon". The signature is written in a cursive, flowing style.

Michael K. Concannon

Review of Draft Minutes of December 12, 2011 Meeting

Moved by David S. Sherman, Jr. and Seconded by Jessica L. Sullivan

Ordered the Cape Elizabeth Town Council approves the minutes of Meeting #1-2012 held December 12, 2011 as presented.

(7 yes) (0 no)

Item # 26-2012 Sewer Rates

Moved by James T. Walsh and Seconded by Frank J. Governali

Ordered the Cape Elizabeth Town Council sets to public hearing proposed sewer user fees for Monday, February 13, 2012 at 7:00 p.m. at the Cape Elizabeth Town Hall.

(7 yes) (0 no)

Item # 27-2012 349 Ocean House Road Easement

Moved by Frank J. Governali and Seconded by James T. Walsh

Ordered the Cape Elizabeth Town Council approves an access and utility easement from 349 Ocean House Road to the Cape Elizabeth High School driveway with a lump sum payment of \$5,000 to be credited to the Cape Elizabeth School Department. Said easement shall be in such form acceptable to the town attorney.

(7 yes) (0 no)

Item # 28-2012 Storage Space Lease at Building #326 at Fort Williams Park

Present – Greg Marles, Director of Facilities

Moved by David S. Sherman, Jr. and Seconded by Jessica L. Sullivan

Ordered the Cape Elizabeth Town Council approves a lease of storage space at Fort Williams Park to Behavioral Health Resources, Inc. for \$37.00 per month amending an existing lease to rent additional space in Building # 326.

(7 yes) (0 no)

Item # 29-2012 Fort Williams Park Master Plan

Present – Bill Brownell, Fort Williams Advisory Commission

Moved by James T. Walsh and Seconded by Frank J. Governali

Ordered the Cape Elizabeth Town Council sets a public hearing on proposed revisions to the Fort Williams Park Master Plan for Monday, February 13, 2012 at 7:00 p.m. at the Cape Elizabeth Town Hall.

(7 yes) (0 no)

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01/14/2012

Proposed gourmet market gets easement for exit onto High School access road

The Town Council has approved an easement connecting the rear of the lot at 349 Ocean House Road to the adjacent High School access road.

The easement will allow an exit-only driveway to the access road from a business envisioned by Cape Elizabeth residents Michael and Stephanie Concannon.

The couple are looking to establish a gourmet market on the vacant property, once the site of a real-estate agency. The primary entrance and exit would be on Ocean House Road, where the current driveway is. The parking lot would be at the rear of the proposed new building, with a second, exit-only driveway out on to the access road.

"We feel this would promote the best traffic flow, and it would be best for traffic safety in this part of town," said Michael Concannon, in a letter to Town Manager Michael McGovern.

The access and utility easement was granted by the council Jan. 9, 2012. In exchange, the Concannons will pay \$5,000 to be credited to the School Department.

The Concannons also plan to relocate the office portion of their other business, Port Printing Solutions, to the Ocean House Road location, according to Concannon's letter.

The Planning Board has discussed the plan in a workshop but no formal application for site-plan approval has been submitted.

The exit on to the High School access is similar to what was part of a mixed-use proposal for the site in 2006, before the traffic light at the access road and Ocean House Road was installed. That project, which included a Dunkin' Donuts franchise, was never submitted to the Planning Board, and the lot has been empty since the former real-estate office was razed in 2007.

[Related Links](#)

- [Letter to Town Manager](#)
- News: [Funding for traffic signal uncertain as High School renovation nears completion \(10/17/2006\)](#)
- Video: [Jan. 9, 2012 Town Council meeting](#)