

July 28, 2020

Ms. Maureen O'Meara

Town of Cape Elizabeth
Planning Department
PO Box 6260
Cape Elizabeth, Maine 04107

**Subject: Red Tail Properties LLC
1226 Shore Road – Cape Elizabeth, ME
Request for Site Plan Approval**

Dear Maureen:

Our office is working as a consultant to **Red Tail Properties LLC** in the site planning and permitting associated with the renovations and relocation of the High Tide Dental practice from Ocean House Road to be a tenant in Building A at 1226 Shore Road in Cape Elizabeth, ME. The applicant is also intending to repurpose the existing Building B at the rear of the property for the intent of establishing a retail tenant in that space. A specific tenant has not yet been identified. The project site is located on all or a portion of Map U11; Lot 14 according to a boundary survey prepared by Owen Haskell Inc. (see attached). Assisting on the development team are Archetype, PA, Architects and Owen Haskell, Inc., project surveyor. A brief outline of the project description and is included below. In accordance with Article IX. Site Plan Review of the Town's Code we offer the following submission materials:

Section 19-9-4

C. Submission Requirements

1. *General Submission Parameters* – See the accompanying site plans and supporting architectural renderings of the proposed development activity. The development plans include:
 - Boundary and Topographic Survey by Owen Haskell Inc.
 - Site Layout Plan by Gorrill Palmer Consulting Engineers

2. *List of Submission Items*
 - a. *Right, title, or interest* – See the attached Quitclaim Deed in Attachment B as evidence of the applicant's interest in the property.
 - b. *Written Description* – See the written narrative following below.
 - c. *Name of Project/Applicant* – The project is simply identified as 1226 Shore Road development and the applicant is Red Tail Properties LLC located at 176 Ocean House Road, Cape Elizabeth, ME. Additional information can be found on the survey plan and site plans.



- d. *Survey* – See the accompanying boundary and topographic survey by Owen Haskell, Inc.
- e. *Existing Conditions* – See the accompanying survey plan. The applicant team is requesting a waiver of identifying all trees in excess of 8” diameter on the property. Those trees within the limits of the development have generally been identified, however, there are some trees outside of the development footprint, generally along the east side of the site, that have not been specifically surveyed.
- f. *Topography* – The accompanying survey plan contains contours at 1’ intervals based on the NGVD29 Datum.
- g. *Buildings* – The accompanying site plan contains existing building information. The applicant is not proposing any substantive building modifications to footprint or floor plans. The applicant plans to occupy Building A along Shore Road for their dental practice. The second Building B will be repurposed for retail use. Given the size of the space, it is likely to be a “boutique” retail space associated with a small operator such as a specialty artist or similar. No specific tenant for that building is currently identified.
- h. *Traffic Access and Parking* – The development will continue to use the existing access drive that extends from Shore Road to the town hall parking lot and recycling container area. This drive consists of a 20’ wide paved way with bituminous cape cod curb and a 5’ wide paved sidewalk that also extends from Shore Road to the Town property. The proposed development layout will require one new curb opening along this drive for the construction of 8 new parking spaces benefitting Building A. There are two existing parking spaces at the front of the site that are proposed to remain as the ADA spaces for Building A. The existing parking lot further to the rear (east) will also remain and provide for 10 staff parking spaces for Building A and also provide several spaces for Building B. The total parking will be 26 parking spaces that includes two garage spaces in Building B.

The driveway location onto Shore Road has adequate sight lines in each direction, and generally measure more than 400 feet looking left (south) and more than 700 feet right (north).

The Institute of Transportation Engineers trip generation for the development is as follows:

Land Use ¹	Weekday Trip Generation	AM Peak Hour	PM Peak Hour
ITE LUC 720 Medical-Dental office – per Employee (8 employees)	173	7	8
Total	173	7	8

The development will not result in more than 100 or more peak hour trips therefore the project does not require a MaineDOT Traffic Movement permit. We trust that a traffic analysis is also not necessary, particularly given the site’s access to either Shore Road or to Ocean House Road (Route 77) via the town property.

- i. *Stormwater* – The development will result in the increase of impervious area by approximately 2,700 SF; therefore, a pre/post development analysis has not been prepared. Generally, the site is tributary to a drainage path that ultimately meanders thru undeveloped woods and field and then discharges to

¹ Trip generation rates were developed using the Average rates and Regression equations contained in the ITE 9th Edition Trip Generation Manual. Copies of the spreadsheets for these calculations can be provided upon request.



Zeb Cove. The applicant is proposing to install a porous pavement surface within the new 8 space parking lot area, thus, aiding with the onsite capture, control, and treatment of stormwater runoff. Porous Pavement is an accepted Low Impact Development (LID) approach that is considered appropriate and reasonable for the proposed development intensity. On this basis, we believe that the proposed development will not result in any significant impacts to downstream properties.

- j. *Erosion Control* – The site development will involve modest earthmoving activity. The accompanying grading plan includes erosion control measures including the temporary installation of silt fence or equivalent, a stabilized construction entrance and permanent ground stabilization with porous pavement, loam and seed or sod. The earthmoving limits will be less than 1/8 acre, therefore the potential for soil erosion is minimal in our opinion.
- k. *Utilities* –
 - i. *Water*. The team has requested an ability to provide service request letter to the Portland Water District and they are currently reviewing the request. The existing building contains a ¾" domestic water service from the 8" water main in Shore Road. The nearest hydrant is located at the corner of Shore Road and Ocean House Road (approximately 450 feet south of the site). Building B is served by a water line extending from Building A.
 - ii. *Sewer*. We have requested a capacity availability letter from the Public Works Department for the collection and treatment of wastewater from the site. The existing site including both buildings currently connect to the Town system by a force main sewer and onsite lift station. The applicant intends to continue the use of these systems.
 - iii. *Other Utilities*. The site currently is served by overhead power, communications, and cable off Shore Road. These systems will remain in place. The applicant is proposing to install a small emergency generator that is needed in the event of a power outage while a dental procedure may be underway in Building A. A copy of a spec sheet for the generator accompanies this application.
 - iv. *Solid/Other Waste Disposal*. The proposal includes the placement of a solid waste enclosure within the new parking lot. The enclosure is expected to be approximately 10' x 12' and surrounded by a solid wood enclosure for screening. The applicant will be contracting with a local waste hauler for the removal of waste and recyclable materials on a weekly basis or more frequent if required. The enclosure will be at least 6' high and consist of cedar style fencing and contained one or more gates with latches.
- l. *Landscaping* – See the site plans for the placement of various ground covers and tree plantings across the development area. The goal is to maintain the existing trees and vegetation within the 50' side setback on the east side of the site. There will be some selective tree pruning and thinning of dead or dying vegetation/trees and any invasive plants. Several large trees at the front of the site are intended to be removed as they are relatively old and their condition is not considered safe for keeping them as is. The project objective is to provide a well maintained and landscaped condition throughout the property.
- m. *Lighting* – The existing driveway from Shore Road has multiple pole mounted lights which are expected to remain. One of these pole locations is missing a pole and the plan will be to work with the Town to replace that pole and fixture to match the existing as is outlined under the deed, which indicates the Town's responsibility for said maintenance. Additional LED soffit style building mounted lighting



will be provided over the building entrances for safety and security. Lighting Cut Sheets are included in Attachment C.

- n. Signs* – The applicant intends to replace the existing sign along Shore Road with a similar sign, equal in size but using the High Tide Dental logo, which is currently under development. A second small business sign for High Tide Dental will be positioned next to the entrance to the new parking spaces. The second sign will be post mounted with a small ground light for nighttime visibility.
- o. Noise* – The proposed project is not expected to generate noise above the normal level associated with typical light office use activities. Given the proximity to the Town Center, nearby traffic and related activities will generate some amount of noise; however, the project will not contain any specific equipment that is expected to generate excessive noise. The proposed generator will be tested on a weekly basis for no more than 15 minutes and when running it is expected to produce noise that will not result in excessive sound levels beyond the property line. It is expected that the generator will only run in the event of a power outage while a dental procedure is underway.
- p. Exterior Storage* – The site will not involve any specific outside storage of materials or products. There is not anticipated to be any significant storage or commercial goods or related products on the property.
- q. Financial and Technical Capability* – The attached information has been provided by the applicant and is included in Attachment B.

We trust the accompanying plans and supporting materials provide sufficient information to allow placement on the next available Planning Board Agenda, at which they may consider action on this Site Plan Application.

If you have any questions regarding this request or require additional information, please do not hesitate to contact us.

Sincerely,

GORRILL-PALMER

Stephen Bushey, PE

Senior Associate

Phone: 207-772-2515 x286

sbushey@gorrillpalmer.com

- Attachment A – Permit Applications
- Attachment B – Evidence of Right Title or Interest and Financial Capacity
- Attachment C – Lighting & Generator Cut Sheets
- Attachment D – Architectural Plans for Building B

- c: Kristen Homicz, Red Tail Properties LLC
Katherine Detmer, Archetype

ATTACHMENT A

PERMIT APPLICATION AND PROJECT DESCRIPTION

**TOWN OF CAPE ELIZABETH
Planning Board
Workshop Application**

Applicant Name Red Tail Properties, LLC

Email Kristen@hightidedental.com Telephone (207) 767.3211

Address 176 Ocean House Road – Cape Elizabeth, ME 04107

Do you own the property? Yes No

If not, do you have written permission from the owner? Yes (please provide) No

Project Contact Person (one only):

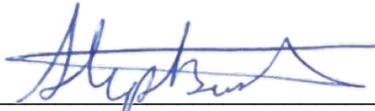
Name Steve Bushey, PE – Gorrill Palmer Telephone (207) 772.2515

Address 707 Sable Oaks Drive – Suite 30, South Portland, ME 04106

Email Sbushey@gorrillpalmer.com

Location of Project 1226 Shore Road Map/Lot U11; Lot 014

Project description: Proposed Site Development at 1226 Shore Road to include relocation of High Tide Dental from Ocean House Road to be a tenant in Building A at the site. Applicant is proposing to repurpose the existing Building B at the rear of the property with the intent on establishing a retail tenant in the space. Please see cover letter included with this application for further detail.



Signature of ~~Owner~~ Agent – Stephen R. Bushey, PE

July 28, 2020
Date

Please return to the town planner, ACP Office, Town Hall
maureen.omeara@capeelizabeth.org, 799-0115
Planning Board workshop requests must be submitted at least 7 days before the workshop.