

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: September 15, 2020
SUBJECT: High Tide Dental Site Plan

Introduction

Red Tail Properties LLC is requesting Site Plan review of proposed amendments to the site plan for 1226 Shore Rd to add an 8 space parking lot and change the use of Building B from storage to village retail. The application is amending the Site Plan approval granted on September 17, 2002, and subsequently amended on September 21, 2004, August 18, 2009 and October 19, 2010. The application will be reviewed for compliance with Sec. 19-9, Site Plan regulations.

Procedure

- The Planning Board should begin by having the applicant introduce the project.
- The Board should then allow public comment on completeness.
- The Board then makes a finding on 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 review may begin.
- The Board should decide if a public hearing and/or site visit will be scheduled.
- At the close of discussion, the Board has the option to approve, approve with conditions, deny or table the application.

Summary of Completeness

The comments of the Town Engineer and the completeness checklist are attached. Below is a summary of possible incomplete items:

- m. Lighting. The applicant is adding low level lighting to the building and a new sign at the new parking lot entrance. Lighting level information submitted does not appear to result in lighting levels that exceed .5 footcandles at the property line, however lighting levels at the property line have not been submitted.
- n. Signs. A new sign at the new parking lot is indicated on the site plan, however, a sign detail has not been provided.
- o. Noise. A new generator is proposed approximately 80' from the closest property line. The generator specifications submitted indicate a decibel level of 69 at 7 meters (30'). Site Plan decibel limits are 55 dba from 10:00 p.m. to 7:00 a.m. It appears that the decibel level will not be exceeded but the applicant should include to add some analysis in the next submission for the record.

Discussion

Beyond the level of completeness, the Planning Board may want to discuss the following.

1. Stormwater. The Town Engineer is requesting revisions.
2. Address. The Assessor is recommending that Building B be assigned the address *1228 Shore Rd.* Appropriate signage should be added to the site.
3. Solid Waste. A screened dumpster has been located in the new parking lot in the space typically reserved for cars to reverse direction if the lot is filled.
4. Landscaping. The 50' wide buffer is required by ordinance. In the past, the buffer was compromised by "thinning" by a prior owner. Note 7, which regulates activities in the buffer, should be revised to eliminate all reference to clearing for a driveway or utilities. Further, no trimming in the buffer should occur unless it complies with the dead and diseased provisions supervised by the Code Enforcement Officer.
5. ADA. Building B is proposed to be a village retail use, consequently, ADA access should not be optional.

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 Red Tail Properties, LLC for Site Plan review of proposed amendments to the site plan for 1226 Shore Rd (U11-14) to add an 8 space parking lot and change the use of Building B from storage to village retail be deemed (complete/incomplete).

B. Motion for Public Hearing

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Red Tail Properties, LLC for Site Plan review of proposed amendments to the site plan for 1226 Shore Rd (U11-14) to add an 8 space parking lot and change the use of Building B from storage to village retail be tabled to the regular October 20, 2020 meeting, at which time a public hearing will be held.

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

Date: September 15, 2020
Project: High Tide Dental Site Plan
1226 Shore Rd
Applicant: Red Tail Properties, LLC

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