

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: October 20, 2020
SUBJECT: Cape Memory Care HVAC Site Plan Amendment

Introduction

Woodlands Senior Living of Cape Elizabeth, LLC is requesting an amendment to the previously approved site plan for Cape Memory Care, located at 126 Scott Dyer Rd, to install a 17.75' x 5.7' air handling unit on a 22' high steel support structure. 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 allow public comment on completeness.
- 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.
- A public hearing has been scheduled for this evening.
- 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. Below is a summary of possible incomplete items:

j. Erosion. No specific erosion control measures have been provided and the construction will occur on the side of the property abutting Willow Brook. The original site plan approval did include an erosion control plan and the Planning Board could specify that standards erosion control measures will be used during construction.

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

No only change is to install an air handling unit on a 22' steel support tower located on the west exterior wall of the existing building.

2. Traffic Access and Parking

No change.

3. Pedestrian Circulation

No change.

4. Stormwater Management

No change.

5. Erosion Control

The Planning Board may want to require that erosion control measures included on the original approval be employed during construction of steel tower.

6. Utilities

No change.

7. Shoreland Relationship

No change.

8. Landscaping and Buffering

No change.

9. Exterior Lighting

No change.

10. Signs

No change.

11. Noise

The applicant has provided information about the decibel level of the air handling unit and added "a sound absorbing 30" x 30" internally acoustically insulated elbow to the outlet of the Exhaust Fan" and "sound absorbing material to the inside of the hood." This design is estimated to be 46.9 decibels at 80' from the property line. The applicant is proposing to

lower fan speeds and expects that the decibel level will be below the nighttime maximum of 45 decibels at the property line.

12. Storage of Materials

No change.

13. Technical and Financial Capacity

No change.

Motions 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 Woodlands Senior Living of Cape Elizabeth, LLC for an amendment to the previously approved site plan for Cape Memory Care, located at 126 Scott Dyer Rd, to install a 17.75' x 5.7' air handling unit on a 22' high steel support structure be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. Woodlands Senior Living of Cape Elizabeth, LLC is requesting an amendment to the previously approved site plan for Cape Memory Care, located at 126 Scott Dyer Rd, to install a 17.75' x 5.7' air handling unit on a 22' high steel support structure, which requires review under Sec. 19-9, Site Plan Regulations.
2. Cape Memory Cape has been previously approved by the Cape Elizabeth Planning Board to be in compliance with Site Plan regulations, and the findings and decisions of the prior approval which are not altered by the proposed amendments remain in effect.
3. The amendment (reflects/ does not reflect) the natural capabilities of the site to support development.
4. The amendment (will/ will not) cause soil erosion, based on the erosion plan submitted with the original site plan approval.
5. The development (will/ will not) substantially increase noise levels and cause human discomfort.
6. 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 Woodlands Senior Living of Cape Elizabeth, LLC for an amendment to the previously approved site plan for Cape Memory Care, located at 126 Scott Dyer Rd, to install a 17.75' x 5.7' air handling unit on a 22' high steel support structure be approved, subject to the following condition:

1. That the erosion control measures included in the original site plan approval be applied during the construction of the air handling unit.

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

Date: October 20, 2020
Project: Cape Memory Care HVAC Site Plan Amendment
Applicant: Woodlands Senior Living of Cape Elizabeth, LLC

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

Y Yes, complete
N No, not complete
W Waiver
P Partially complete
N/A Not applicable