

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: April 21, 2020
SUBJECT: Doyle Elizabeth Farms Subdivision Amendment

Introduction

Ian and Gena Doyle are requesting an amendment to the previously approved Elizabeth Farms Subdivision to expand the building envelope for the lot located at 11 Cole Field Rd (U53-2C). The application will be reviewed for compliance with Sec. 16-2-5, Amendments to a previously approved subdivision.

Procedure

- The Board should begin by having the applicant present the proposed amendments.
- The Board should allow public comment on completeness.
- The Planning Board should then make a finding 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 will be scheduled. A public hearing has been advertised for this evening (if the application is deemed complete).
- The public hearing should be held, after which the board may begin substantive review.
- At the close of discussion, the Board has the option to approve, approve with conditions, table or deny the application.

Summary of Completeness

The completeness check list is attached and, in consideration of the limited scope of the amendment, no items appear incomplete.

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 Ian and Gena Doyle for an amendment to the

previously approved Elizabeth Farms Subdivision to expand the building envelope for the lot located at 11 Cole Field Rd be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. Ian and Gena Doyle are requesting an amendment to the previously approved Elizabeth Farms Subdivision to expand the building envelope for the lot located at 11 Cole Field Rd (U53-2C), which requires review for compliance with Sec. 16-2-5, Amendments to a previously approved subdivision.
2. The Elizabeth Farms Subdivision has been previously approved by the Cape Elizabeth Planning Board to be in compliance with the Subdivision Ordinance, and the findings and decisions of those approvals which are not altered by the proposed amendments remain in effect.
3. The subdivision amendment (will/will not) result in undue water pollution. The subdivision amendment (is/is not) located in the 100-year floodplain. Soils (will/will not) support the proposed uses. The slope of the land, proximity to streams, and state and local water resource rules and regulations (will/will not) be compromised by the project.
4. The subdivision amendment (is/is not) compatible with applicable provisions of the Comprehensive Plan and town ordinances.
5. The expanded building envelope (will/will not) be provided with access to utilities.
6. The subdivision amendment substantially complies with the requirements of Sec. 16-3-1, Subdivision Standards.

THEREFORE, BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Ian and Gena Doyle for an amendment to the previously approved Elizabeth Farms Subdivision to expand the building envelope for the lot located at 11 Cole Field Rd be approved.

Project: Doyle Elizabeth Farms Subd Amdt
11 Cole Field Rd
Applicant: Ian Doyle
Location: 11 Cole Field Rd

Date: March 17, 2020

Minor Subdivision Review
Application Completeness Checklist
(Subdivision Ordinance, Appendix A)

- Y 1. Right, Title or Interest
- Y 2. Name of Subdivision/Applicant
- Y 3. Survey
- Y 4. Water Pollution Evaluation: Topography, Surface drainage, Soils, Air
- N/A 5. Potable Water
- N/A 6. Erosion
- N/A 7. Traffic
- N/A 8. Sewage Disposal
- N/A 9. Solid Waste Disposal
- N/A 10. Aesthetic, cultural and natural information
- Y 11. Local Regulations
- N/A 12. Financial and Technical Capability
- N/A 13. Surface Waters
- N/A 14. Ground Water
- N/A 15. Floodplain
- N/A 16. Wetlands
- N/A 17. Stormwater/Phosphorus
- N/A 18. Liquidation Harvesting
- N/A 19. Landscaping
- N/A 20. Open Space
- Y 21. Utilities
- Y 22. Phasing
- N/A 23. Related information

Y = Yes, information has been provided
N = No, information has not been provided

P = Partial information has been provided

W = A waiver has been requested from submitting the information

N/A = Not applicable to this application