



February 24, 2020



Town of Cape Elizabeth Planning Board
C/O Maureen O'Meara – Town Planner
320 Ocean House Rd
Cape Elizabeth, ME 04107

Dear Ms. O'Meara –

I am writing on behalf of Mr. Kevin Mahaney - owner of Inn by the Sea, LLC at 40 Bowery Beach Road regarding the inn's recent participation at the Planning Board workshop held on January 7, 2020. Thank you for seeing me in advance of the meeting to review the process of the planning board workshop.

Please see attached Town of Cape Elizabeth Planning Board Application along with a copy of an updated site plan amendment/revision provided by Eric Dube from Casco Bay Engineering dated 2.18.2020. Inn by the Sea is seeking approval to amend our site plan, specifically at the event lawn location of the property. The proposed amendment is, as presented to the planning board:

- Installation of two, 10' by 10' seasonal cabana structures for the use of outdoor spa treatment rooms (no electrical, lighting, signage, landscaping, impervious space)
- Cabanas would be installed by May 15th and decommissioned by October 15th each year
- Structures would be set on a pressure treated wood decking base, and anchored/staked to the ground in the same manner as larger sail cloth event tents are secured (see attached image example)
- Distance from property line (cemetery opposite inn) – 15 feet or just slightly over
- Distance from neighbor's back yard (Diane and Ray Neveu) – 150 feet +/-

Due to the minimal scope of the proposed project – Inn by the Sea would also like to request an expediated approval, after review of the Zoning Ordinance, SEC. 19-9. Specifically, we have reviewed SEC. 19-9-5 Approval Standards - and can confirm that there are no concerns with numbers 1 through 13 in this section.

Noise, under #11 – however has been brought to my attention as a previous concern. Today, the inn owns a decibel meter along with meter apps on many key managements smart phones which are used for all tented events. In addition, with our preferred tent vendor (large tented events), we can install noise deadening material when needed based on the sound pressure level limits outlined in SEC 19-9-5, #11. The inn also concludes all events on the side lawn on or before 9:00pm, well ahead of the 10:00pm deadline at 55 (dBA) or less. In most cases, 8:00pm is our standard end time.





Fully understanding that the inn previously experienced noise concerns with its neighbors prior to opening the event lawn in 2008, we have made measurable strides since then with appropriate systems in place. How noise would directly relate to the spa cabana project is straight forward. There will be no speakers for music installed as part of the temporary seasonal structures. Spa cabanas would be open daily, weather permitting from 9:00am – 5:00pm, again with no noise concerns to site.

Thank you for the boards consideration as we aim to enhance an otherwise underutilized area of the resort for the use of spa treatments. Please let me know if you have any further questions or require any additional information in order to move the application process along in a complete manner.

Regards,



Michael Briggs
General Manager



**TOWN OF CAPE ELIZABETH
Planning Board Application**

Application for Planning Board review shall be submitted to the Town Planner.
Applicants should contact the Town Planner prior to submitting an application to confirm
the submission requirements.

Applicant:

Name Michael Briggs, General Manager Inn by the Sea Telephone 207.799.3134
Address 40 Bowery Beach Road Cape Elizabeth, ME 04107

Agent or Contact Person to whom correspondence should be addressed:

Name Michael Briggs, General Manager Inn by the Sea Telephone 207.799.3134
Address 40 Bowery Beach Road Cape Elizabeth, ME 04107

Email: mbriggs@innbythesea.com

Name of Project: Inn by the Sea Spa Cabana Site Plan Amendment Map/Lot _____

Location: 40 Bowery Beach Road

Type of Review (Per Code Enforcement Officer)

_____ Major Subdivision Review, Sec. 16-2-4, Subdivision Ordinance

_____ Minor Subdivision Review, Sec. 16-2-3, Subdivision Ordinance

 x Site Plan Review, Sec. 19-9, Zoning Ordinance

_____ Private Access Waiver, Sec. 19-7-9, Zoning Ordinance

_____ Earth Materials Permit, Sec. 19-8-5, Zoning Ordinance

_____ Resource Protection Permit, Sec. 19-8-3, Zoning Ordinance

_____ Other: _____

Fees Paid: x CHECK INCLUDED

I attest that I have right, title or interest in the property to be reviewed. I have
received a copy of the application regulations listed above and attest that I have
read them and prepared my application in accordance with town requirements.



Signature of Applicant

2.24.2020
Date

KAPLAN THOMPSON
A C M INC
4324 HERRING AVENUE, N.W. OAKDALE
207-542-2888 FAX 207-542-2889

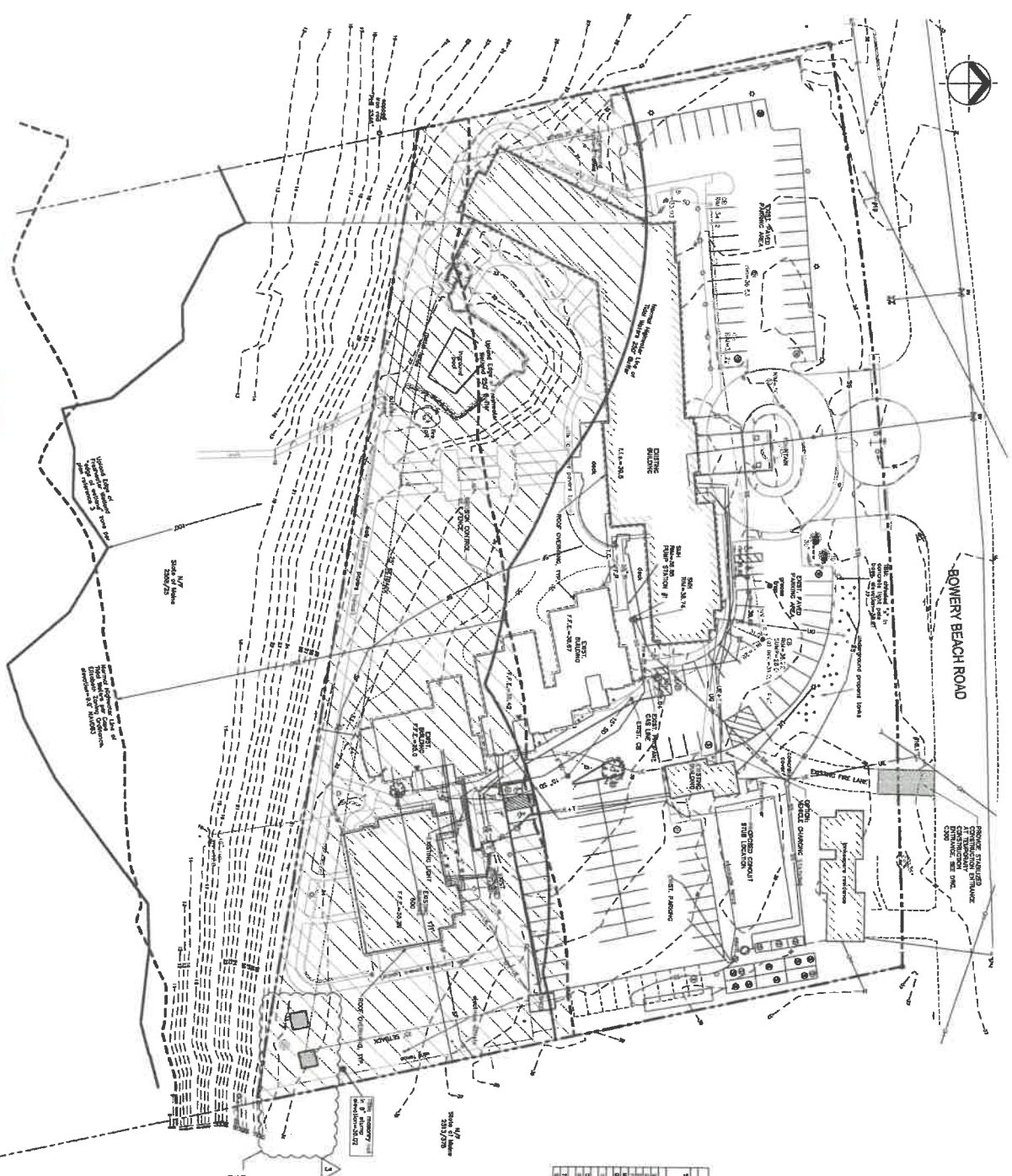


FOR CONSTRUCTION

Project: PROPOSED 300 BUILDINGS at
300 THE SEASIDE ROAD
Cape Elizabeth, ME 04107

Drawing: PROPOSED DRAINAGE & UTILITY PLAN
Scale: 1" = 80'-0"
Date: SEPTEMBER 26, 2015
Drawn By: ED

C101



GENERAL NOTES

- SEE DRAWING C102 FOR GENERAL NOTES AND LEGEND.
- SEE DRAWING C103 FOR PROPOSED UTILITY LINES, PAVEMENT, AND FINISH GRADE.
- SEE DRAWING C104 FOR PROPOSED PAVEMENT, PAVING, AND FINISH GRADE.
- SEE DRAWING C105 FOR PROPOSED PAVEMENT, PAVING, AND FINISH GRADE.

CALLOUTS

- SEE DRAWING C102 FOR PROPOSED UTILITY LINES, PAVEMENT, AND FINISH GRADE.
- SEE DRAWING C103 FOR PROPOSED UTILITY LINES, PAVEMENT, AND FINISH GRADE.
- SEE DRAWING C104 FOR PROPOSED PAVEMENT, PAVING, AND FINISH GRADE.
- SEE DRAWING C105 FOR PROPOSED PAVEMENT, PAVING, AND FINISH GRADE.

PARKING SUMMARY

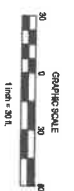
SPACE CATEGORY	EXISTING	PROPOSED	TOTAL	REMARKS
STANDARD	100	100	200	
COMPACT	0	0	0	
BIKE	0	0	0	
TOTAL	100	100	200	

INSTRUMENTS ADEQUATE TABLE

CONTRACT NUMBER	DATE	DESCRIPTION
1000	10/1/15	PROPOSED 300 BUILDINGS
1001	10/1/15	PROPOSED 300 BUILDINGS
1002	10/1/15	PROPOSED 300 BUILDINGS

SUPPLIER LEGEND

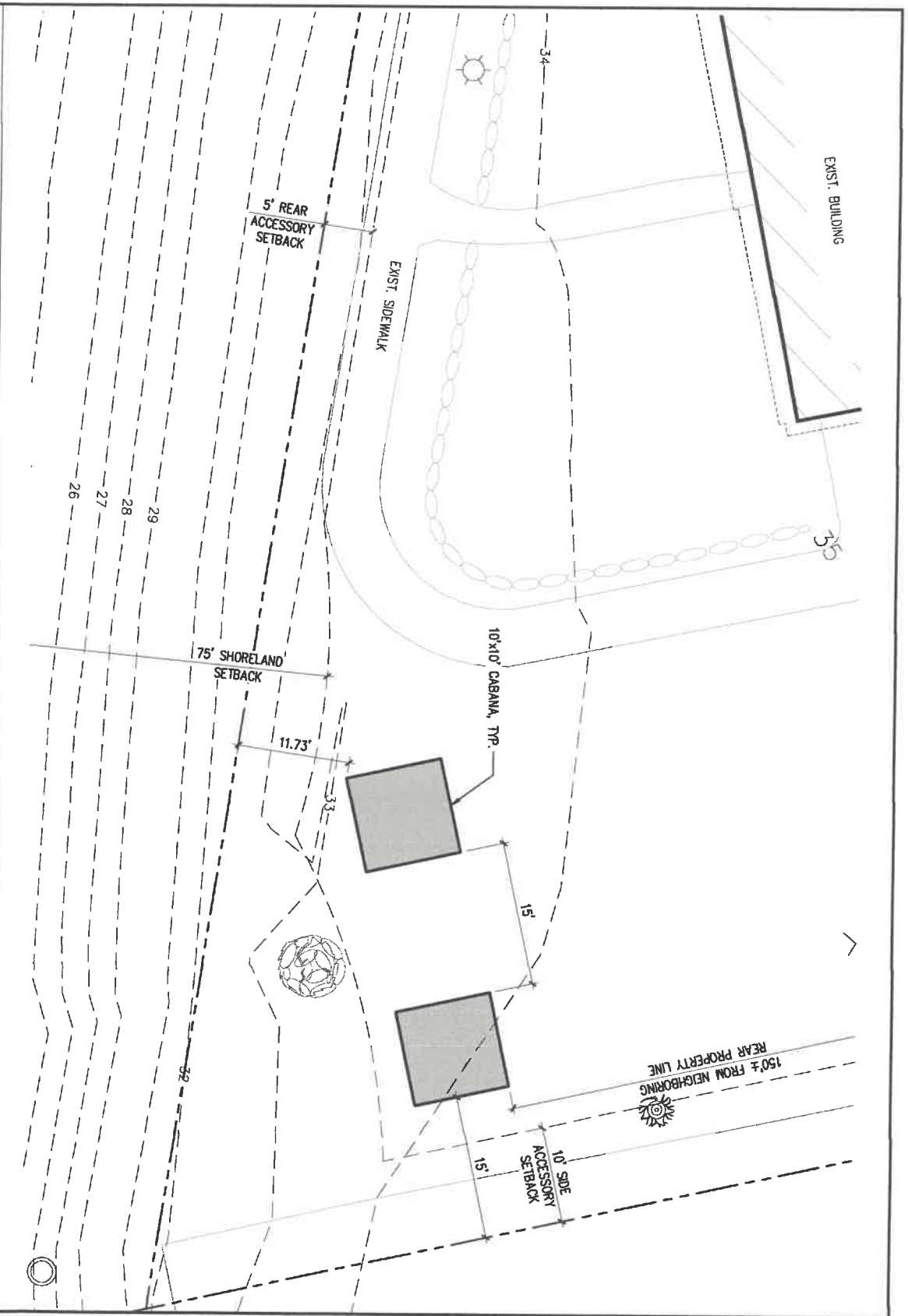
Label Page of Foundation
Without 200' Buffer
Normal Separate Line of Mail
Newer 200' Buffer
SPECIALIZED APPROVALS
ONCE A CORRECT FOUNDATION



PROPOSED SITE PLAN AMENDMENT

SCALE: 1"=10'-0"

1



CSK5

DESIGNED: ED
 DRAWN: DL
 DATE: 02-18-20
 CADD FILE: 15012-C100.DWG
 PROJECT No: 15-012

PROPOSED SITE PLAN AMENDMENT

SHEET TITLE:

REVISIONS		
No.	DATE	ISSUE
3	02-20-20	SITE PLAN AMENDMENT

INN BY THE SEA
 CAPE ELIZABETH MAINE

40 BOWERY BEACH ROAD
 CAPE ELIZABETH, ME 04807

CLIENT:
INN BY THE SEA

424 Pop Street
 Portland, ME 04101
 Phone 207.842.2800
 Fax 207.842.2828
 www.casco-bay-engineering.com



