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# TOWN OF CAPE ELIZABETH

ASSESSING/CODES/PLANNING  
P.O. BOX 6260  
320 OCEAN HOUSE ROAD  
CAPE ELIZABETH, MAINE 04107-0060

799-1619  
AREA CODE 207  
www.capeelizabeth.com  
maureen.omeara@capeelizabeth.org

October 5, 2020

Michael Friedland  
21 Brookside Ave  
South Portland, Maine 04105

RE: 287 Ocean House Rd Second De minimus Site Plan Amendments

Dear Mr. Friedland:

I have reviewed your second amendment request and plans, submitted October 1, 2020 for changes to the previously approved site plan.

In accordance with Sec. 19-9-6, amendments to a previously approved site plan may be considered a De minimus change. Based on the information you have provided, in my capacity as Planning Board Chair, I approve the following de minimus changes to the Site Plan approval granted July 21, 2020.

- Expanding the clearance area for the handicapped parking on the south side of the building, resulting in the reduction of 1 parking space, and extending a ramp;
- Moving the sign adjacent to the Scott Dyer Rd entrance from 10'± to 5'± from the southern property line as long as adequate site distance is preserved;
- Relocating 2 trees proposed in the right-of-way on the southeast corner of the lot onto the lot in the same area;
- Relocating 1 bush proposed in the right-of-way on the southeast corner of the lot onto the lot between 2 proposed trees in the same area;
- Eliminating 1 parking space located on the north side of the building and replacing it with a bike rack, resulting in the reduction of 1 parking space;
- Altering the design of the ramp located on the north side of the building by replacing the proposed concrete ramp with concrete landing with bituminous ramp and bituminous curb edging;

- Replace an expansion of the concrete island on the front south side of the building of 1' ± with a solid white line;

Because the approved plan shows a parking requirement of 8 spaces and 21 spaces are provided on the site, a reduction of 2 spaces still includes 19 spaces to meet the parking requirement.

Please contact the town planner if you have any questions.

Sincerely,



Josef Chalot  
Planning Board Chair

cc: Ben McDougal  
Steve Harding



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September 11, 2020 (revised from August 28, 2020)

Michael Friedland  
21 Brookside Ave  
South Portland, Maine 04105

Re: 287 Ocean House Rd De Minimus Site Plan Amendments

Dear Mr. Friedland:

I have reviewed your request and plans, submitted August 25, 2020 for changes to the previously approved site plan.

In accordance with Sec. 19-9-6, amendments to a previously approved site plan may be considered a De Minimus change. Based on the information you have provided, in my capacity as Planning Board Chair, I approve the following de minimus change to the Site Plan approval granted July 21, 2020.

- Removing the north end front skylight;
- Retaining the existing cedar shingles on the gable ends.

The proposed change to the Scott Dyer Rd window is not de minimus and will require Planning Board review.

Sincerely,

Josef Chalot  
Planning Board Chair

cc: Ben McDougal