



Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Site Plan Compliance

13 messages

Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Bcc: maureen.omeara@capeelizabeth.org

Thu, Jan 21, 2021 at 3:53 PM

Hi Mike,

I didn't want to bug you as you were getting open, but it's time to bring your site into compliance with your approval. The storage container needs to go and the other outside storage needs to be consistent with your approval, or you can seek an amendment from the Planning Board. Let me know what you're thinking.

Regards,
Ben

Benjamin McDougal
Code Enforcement Officer
Town of Cape Elizabeth
[320 Ocean House Road](#)
P.O. Box 6260
Cape Elizabeth, ME 04107
(207) 799-1619
benjamin.mcdougal@capeelizabeth.org

Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Bcc: maureen.omeara@capeelizabeth.org

Fri, Jan 22, 2021 at 7:49 AM

Thanks Mike. Next week can you get me a timeline for what you're proposing?

Regards,
Ben

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On Fri, Jan 22, 2021 at 6:16 AM Michael Friedland <sopomike@yahoo.com> wrote:

Hi Ben,

Yes. I am aware and am working on it.

Thanks for the reminder.

Mike

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Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Thu, Feb 25, 2021 at 2:08 PM

Hi Mike,

This is the first I'm hearing about the pavement being a holdup. There seems to be some miscommunication going on. I think it would be best for you to communicate with Maureen directly.

Regards,
Ben

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On Thu, Feb 25, 2021 at 10:06 AM Michael Friedland <sopomike@yahoo.com> wrote:

Hi Ben,

I have been working with Northeast Civil and it seems as though Maureen will not allow any amendments until the topcoat of pavement is applied...which is ironic since A- it's winter and B-Not applying the topcoat is actually one of my amendments. I am losing money daily and am not sure my business will last so I am not going to spend \$15,000 on an unnecessary topcoat. Can you please speak with Maureen regarding this issue? I would appreciate it.

Thanks so much,
Mike

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Thu, Feb 25, 2021 at 2:15 PM

Michael Friedland <sopomike@yahoo.com>
To: Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Absolutely. I wanted to clarify your position on the matter as it relates to the C of O.
My understanding during the walk through was that if I addressed this issue as an amendment to my site plan then it would not be an issue for you in regards to code.
Please let me know if this is correct.

I also wanted to bring to light the financial position I am in. I simply cannot afford a topcoat. I would hate for this to be the reason that my C of O is withdrawn.

Thanks for clarifying.

Mike

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Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Thu, Feb 25, 2021 at 2:40 PM

Yes, it was my understanding that based on the weather, it made sense to approve a temporary certificate of occupancy so you could deal with the storage shed and top coat in the spring. Spring will come fast so I hope those issues are resolved so I am able to make your CO permanent. The maximum amount of time I can allow a temporary CO is 6 months. That's May 5th.

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Michael Friedland <sopomike@yahoo.com>
To: Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Thu, Feb 25, 2021 at 2:48 PM

OK.
Maureen can you please clarify regarding the topcoat?
I would like to address this as an amendment to my site plan. I have determined that it is not necessary along with the wood storage shed.
Does that make sense to you? As I stated to Ben I do not have the funds to apply a topcoat prior to May 5. I barely have the funds to make payroll.
Considering that it is not a safety, design or code standard I am hoping that you are amenable to allowing this to go before the Planning Board as a proposed amendment to the current site plan.

BTW- That new apt. project next to Town Hall seems very exciting.

Thanks so much,
Mike

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Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Thu, Feb 25, 2021 at 3:14 PM

Mike, there's still a lot of inventory sitting in the parking lot along with the storage container that I thought would be gone by now. How will you deal with this if you're no longer doing a storage shed? That stuff can't remain outside based on your current approval. Spring is coming fast. My hands will be tied if your CO runs out and you're not compliant with your site plan approval.

Ben

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Michael Friedland <sopomike@yahoo.com>
To: Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Thu, Feb 25, 2021 at 3:21 PM

Yes. I am addressing these items as part of my amendment application.

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Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
To: Michael Friedland <sopomike@yahoo.com>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Tue, Mar 30, 2021 at 9:19 AM

Hi Mike,

As the deadline approaches on your certificate of occupancy, I am concerned that your site is becoming less compliant. I sent you reminders about this in January and February. The deadline for the Planning Board workshop is 4pm today. I hope you will get yourself on the agenda and have a solid plan to remedy the situation.

Regards,
Ben

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Michael Friedland <sopomike@yahoo.com>
To: Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Tue, Mar 30, 2021 at 9:27 AM

Hi Ben,

Yes. Jim Fischer of Northeast Civil will be submitting application today.

Thanks,
Mike

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Maureen O'Meara <maureen.omeara@capeelizabeth.org>
To: Jim Fisher <jim.fisher@northeastcivilsolutions.com>

Tue, Mar 30, 2021 at 9:38 AM

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Maureen O'Meara, AICP
Cape Elizabeth Town Planner
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To: Michael Friedland <sopomike@yahoo.com>
Cc: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

Tue, Mar 30, 2021 at 9:38 AM

Great, thanks for the update.

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Jim Fisher <jim.fisher@northeastcivilsolutions.com>
To: Maureen O'Meara <maureen.omeara@capeelizabeth.org>, Benjamin McDougal <benjamin.mcdougal@capeelizabeth.org>
Cc: Michael Friedland <sopomike@yahoo.com>, Brandon Binette <brandon.binette@northeastcivilsolutions.com>

Tue, Mar 30, 2021 at 9:51 AM

Maureen and Ben—

I wanted to confirm what Mike Friedland states below: we are intending to submit today for the PB workshop meeting next week to go over the issues with which Mike still needs to comply, some alternatives that he proposes to what was approved by the Board last year, and some additions to the site plan (not the building) that we'd like to discuss with the Board. Brandon Binette in our office will be submitting that information shortly. Let Brandon or me know any time if you have questions. Thanks. JIM

Jim Fisher

President

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