

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: July 19, 2022
SUBJECT: 7 Scott Dyer Rd Site Plan Amendments

Introduction

Dr. Zev Myerowitz is requesting miscellaneous amendments to the previously approved site plan for a mixed use building located at 7 Scott Dyer Rd. 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 changes proposed.
- The Board should then open the public hearing scheduled for this evening.
- At the close of discussion, the Board has the option to approve, approve with conditions, deny or table the application.

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

All changes are located within the proposed developed area of the site.

2. Traffic Access and Parking

No change is proposed.

3. Pedestrian Circulation

No change is proposed.

4. Stormwater Management

No change is proposed.

5. Erosion Control

No change is proposed.

6. Utilities

An underground propane tank is now proposed adjacent to the driveway.

7. Shoreland Relationship

No change is proposed.

8. Landscaping and Buffering

No change is proposed.

9. Exterior Lighting

No change is proposed.

10. Signs

No change is proposed

11. Noise

No change is proposed.

12. Storage of Materials

No change is proposed

13. Technical and Financial Capacity

No change.

Motion for the Board to Consider

Findings of Fact

1. Dr. Zev Myerowitz is requesting miscellaneous amendments to the previously approved site plan for a mixed use building located at 7 Scott Dyer Rd, which requires review for compliance with Sec. 19-9, Site Plan Regulations.
2. The 7 Scott Dyer Road mixed use building has been previously approved by the Cape Elizabeth Planning Board to be in compliance with the Site Plan Regulations, and the findings and decisions of that approval which are not altered by the proposed amendments remain in effect.

3. The development (will/will not) be provided with access to utilities.
4. The application substantially complies with the Site Plan Regulations, Sec. 19-9.

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Dr. Zev Myerowitz for miscellaneous amendments to the previously approved site plan for a mixed use building located at 7 Scott Dyer Rd be approved.