

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: July 21, 2020
SUBJECT: 326 Ocean House Rd architectural amendments

Introduction

Mark Mueller, on behalf of Two Lights Dental, is requesting de minimus changes to the architectural design, specifically windows, of the building located at 326 Ocean House Rd, which previously received site plan approval. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations.

Procedure

This application has been placed on the Consent Agenda. If a Board member would like to have a substantive discussion of the application, a motion should be made to move the application to the regular agenda. Otherwise, a motion for approval is in order.

Summary of Completeness

Attached are the completeness checklist and the comments of the Town Engineer. Below is a summary of possible incomplete items:

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
No changes to the proposed building footprint are proposed.
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
No change is proposed.
- 7. Shoreland Relationship
The property is not located in the Shoreland Overlay Performance District.
- 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 is proposed.

Town Center Design Standards

The site is located in the Town Center District and the proposed project must also comply with the following Town Center Design Requirements.

- a. Footprint. No change is proposed.
- b. Scale. No change is proposed
- c. Height and Roof Pitch. No change is proposed.
- d. Building and Parking Orientation. No change is proposed.

- e. Openings. The applicant has revised the location of window openings. Overall, more windows are proposed and no change to the windows and openings on the first floor front facade are proposed.
- f. Exterior Materials. No change is proposed.

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 Mark Mueller, on behalf of Two Lights Dental, for de minimus changes to the architectural design, specifically windows, of the building located at 326 Ocean House Rd, be deemed (complete/incomplete).

B. Motion for Approval

Findings of Fact

1. Mark Mueller, on behalf of Two Lights Dental, is requesting de minimus changes to the architectural design, specifically windows, of the building located at 326 Ocean House Rd which requires review under Sec. 19-9, Site Plan Regulations.
2. The 326 Ocean House Rd site plan 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 the prior approval which are not altered by the proposed amendments remain in effect.
3. The proposed building elevation changes (comply/do not comply) with the Town Center Design Standards.
4. The application substantially complies with Sec. 19-9, Site Plan Regulations.

THEREFORE BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Mark Mueller, on behalf of Two Lights Dental, for de minimus changes to the architectural design, specifically windows, of the building located at 326 Ocean House Rd, be approved.

Site Plan Review Submission Checklist
[Section 19-9-4(c)]

Date: July 21, 2020

Project: 326 Ocean House Rd Two Lights Dental Amendments

Applicant: Mark Mueller Architects

- N/A a. Evidence of right, title, and interest in the property
- Y b. Written description
- Y c. Name of project / applicant
- N/A d. Survey
- N/A e. Existing conditions
- N/A f. Topography
- Y g. Buildings
- N/A h. Traffic access and parking
- N/A i. Stormwater
- N/A j. Erosion
- N/A k. Utilities
- N/A l. Landscaping
- N/A m. Lighting
- N/A n. Signs
- N/A o. Noise
- N/A p. Exterior storage
- N/A q. Financial and Technical Capability

Y Yes, complete
N No, not complete
W Waiver
P Partially complete
N/A Not applicable