

January 11, 2022

Planning Board Application  
Town of Cape Elizabeth  
320 Ocean House Rd.  
Cape Elizabeth, ME 04107

RE: Application for Planning Board Review: 287 Ocean House Rd. (The Lumbery)

Dear Board Members:

Since the submission of my application requesting multiple amendments to the approved site plan for 287 Ocean House Rd., updated pricing information has been brought to my attention that is forcing adjustments to one portion of one amendment request in my submitted package.

The adjustment I am referring to is the layout of the wood display area located on the north side of the edifice. The new plan (shown below) removes the self-imposed fence which has unexpectedly acted as a hindrance to pedestrian traffic and exponentially slowed the process of loading and unloading deliveries.

The new design, as the already submitted design shows, stays within the parameters set in place via section 19-6-4, B.4.b of the Code of Ordinances which states,  
*"Outside storage accessory to an allowed use provided that the area used for storage shall not exceed the floor area of the principal use and that, except for display area, the outside storage is screened from public view and abutting properties."*

There are 2 items to note regarding this change:

1. The fence will be removed. The rows of wood will be set upon the pavement in clean lines. All items of wood are on display for sale and as such do not require screening as stated in 19-6-4,B.4.b. This wood is similar to the wood section at Home Depot. Customers can browse the displays and select items for purchase.
2. Two additional parking spaces will be removed reducing the number of available parking to 12. As noted in the submitted package, the total amount of parking spaces required is 8.

The advantages of this change is as follows:

1. No need for invasive site work which completely eliminates any environmental hazard potential outlined in the environmental report.
2. No need for tall metal storage units.
3. Creates wide avenues between rows which allows for better consumer traffic and overall functionality.

- Larger area which allows for a greater variety of items which in turn benefits the consumer...and ideally the planet by providing local services for the folks of Cape and preventing long trips for basic essential building and garden supplies.

To prevent theft, security cameras will be installed in proper locations.

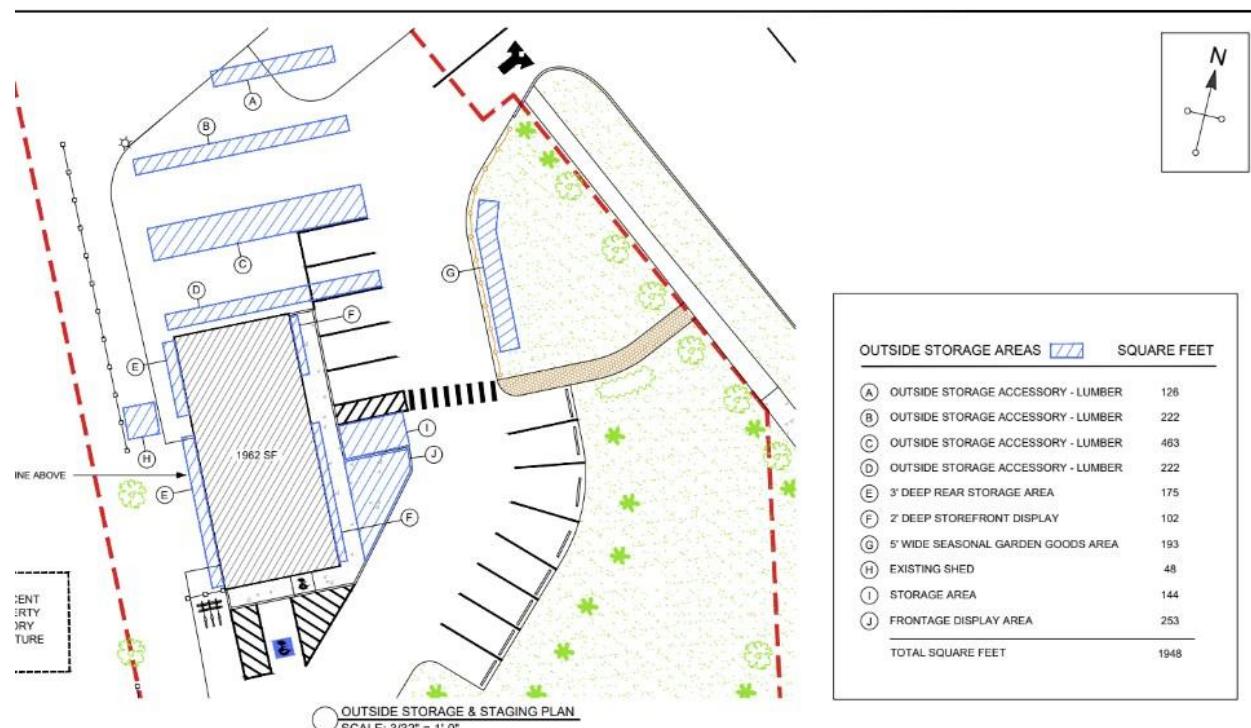
Please note that we have found that customers appreciate the appearance of outdoor wood and find it to be inline with the appearance and function of the business and property itself. This practice of displaying larger items for sale is common amongst gardening supply and building supply stores.

I realize that this is an unconventional change, and I do not expect to receive full approval at the scheduled meeting in January, but I feel the need to keep this process moving forwards. Our busy time of year starts in March and I would like to be ready.

Thank you for your consideration of these changes.

Sincerely,

Michael Friedland



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