PG: 1 of 3

Town of Scarborough, Maine

Notification of Planning Board Site Visit
September 19th, 2016 beginning at 6:00 p.m.
Location: 25 Plaza Dr.

Regularly Scheduled Meeting

Planning Board September 19, 2016

AGENDA

1. Call to Order (7:00 P.M.)
2. Roll Call
3. Approval of Minutes (August 29, 2016)
4. Dunstan Properties, LLC, requests a sketch plan review for Route 1 and Stewart Drive, Assessor’s Map U30, Lot 16 & 17
5. Commercial Place, LLC, requests a Site Inventory and Analysis Phase for Enterprise Drive, Assessor’s Map U39, Lot 47-1 through 36*
6. Crest Motel, LLC, requests a preliminary subdivision review for 11 Willowdale Road, Assessor’s Map U39, Lot 41*
7. 137 US Route One Scarborough Realty, LLC, Prime Mercedes-Benz, requests site plan amendment review for 137 US Route 1, Assessor’s Map U47, Lot 94*
8. John & Stephanie Haddad, requests a subdivision amendment for Lot 34 of Windward Heights Subdivision, 42 Woodspell Rd., Assessor’s Map U48, Lot 2434*
9. Town Planner’s Report
10. Administrative Amendment Report
11. Correspondence
12. Planning Board Comments
13. Adjournment

*Public comment will be allowed on this item.

NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:30 P.M.
September 02, 2016

Jay Chace, Town Planner
Scarborough Town Hall
259 US Route 1
Scarborough, ME 04074

Subject: Dunstan Village Site Plan Review - Revised Sketch Plan Submittal

Dear Jay:

On behalf of Dunstan Properties, LLC, we are pleased to submit the Revised Sketch Plan for Site Plan Review of the Master Plan site improvements and landscaping and architectural design for the following buildings: Table & Tap Restaurant, the 3-Story Apartment Building and the four, 3-Unit Town House Apartments. Attached is a transmittal with the list of documents and DVD Disc.

This submittal follows up the Master Plan Phase approval dated August 24, 2015 and the Staff Review Submittal for Site Plan Review dated August 15, 2016.

We have resubmitted the Master Plan Narrative as if summarizes the existing conditions, goals and overall design intent for the Master Plan including its component parts and building design. The current submittal remains true to the Narrative and the vision of Elliott Chamberlain and we trust it will assist the Board in its review of the current submission.

We appreciate this opportunity to gain Planning Board feedback on the Open space/ landscape and Building Architecture while the team completes the subdivision, traffic and civil engineering portion of the project for an October meeting.

The plans now include the 3-story apartment building with 34 units which is no longer subject to the maximum of 12 unit per building restriction. The building and main entrance are oriented on-axis with the “Village Green” and anchor the central open space. The building floor plans are highly articulated to provide a variety of unit plans and interest to the building elevations. The building massing, bays, roof forms, articulation of window rhythm, use of materials, and colors reinforce a sense of scale and residential character of the building. A “high bay” utility building is linked to the apartment building for
Jay Chace, Planner
Dunstan Village
Sept. 02, 2016

direct tenant access to the dumpsters inside. A power operated, high-bay door is provided for truck access to the roll-out dumpsters.

The Table & Tap Restaurant main entrance is oriented to Stewart Drive The site design includes an outdoor dining patio, open lawn seating and fire pit area oriented to capture afternoon sun and evening sunsets. Deliveries and utilities are located in the south easterly corner and are screened with plants and decorative fence enclosures. Propane tanks will be buried.

Building use revision: Please note that the second floor use for Buildings E&G on Stewart Drive has been changed from residential to office. The overall site development program table is shown on Drawing L102 and includes the use change and an updated summary of the site parking. There is an excess of 7 parking spaces when on-street and off-street parking are included.

We look forward to meeting with the Planning Board at the September 19, 2016 hearing and reviewing the site plans and building design with them and getting their comments and approval of the specific buildings and sites.

Thank you for your assistance and preliminary review comments.

Sincerely,

Thomas N. Emery, MLLA
Foreside Architects, LLC

Cc: Elliott Chamberlain, Dustan Properties
    Mark Burnes, AIA Foreside Architechts
    Shawn Frank, PE Sebago Technics

Encl. as noted
### AREA SUMMARY

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>SIZE</th>
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<tbody>
<tr>
<td>EXISTING DEEDED COMMERCIAL LOTS</td>
<td>38.45 ACRES</td>
</tr>
<tr>
<td>PROPOSED RESIDENTIAL AREA</td>
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</tr>
<tr>
<td>EXISTING DEEDED OPEN SPACE</td>
<td>6.59 ACRES</td>
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<tr>
<td>EXISTING DEEDED RIGHTS-OF-WAY</td>
<td>8.40 ACRES</td>
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<tr>
<td>TOTAL PROJECT AREA</td>
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</table>
September 7, 2016
090214

Dan Bacon, Town Planner
Jay Chase, Senior Planner
Members of the Planning Board
Town of Scarborough
259 U. S. Route One
Scarborough, Maine  04074

Amended Site Plan Review Application
Response to Comments
Mercedes Benz Auto Dealership, U. S. Route One
Prime Motor Group, Applicant

Dear Dan, Jay and Planning Board Members:

On Behalf of Prime Motor Group, we are pleased to submit this cover letter and supporting documentation.

The following comments address conditional requirements expressed in a letter addressed to Dan Doucette from Jay Chase, Senior Planner, Town of Scarborough, June 29, 2016, followed by Gawron Turgeon Architect’s response:

Comment:

1. Prior to the issuance of a building permit the architectural plan set shall be revised and submitted to the Planning Dept. for review and approval of the details of the “car wash” portion of the building expansion. Materials and architectural features shall coordinate with the existing building materials.

Response:

The carwash siding was selected to match the gable end siding at the east elevation of the workshop facing Route 1. The gable siding is 8” wide vertical metal panels. The carwash siding is 8” wide vertical polycarbonate panels. The carwash siding will be white similar to the white gable end siding. The car wash siding will look like the gable end siding.

Comment:

2. The applicant shall provide a revised landscape plan including enhanced landscape features and street trees along the Route 1 corridor. Plans to be reviewed and approved by the Planning Board.
Response:

The design team and Dan Doucette met with Dan Bacon and Jay Chase of the Town of Scarborough Planning Department to discuss the project’s landscape design. Dan and Jay shared that the project and town would benefit from the addition of shade trees similar to those implemented by the ‘Project Canopy Grant’. Two shade trees have been added for a total of six shade trees across the front of the site. In addition to the shade trees, existing plantings areas that were adversely affected during construction are being replanted along Route One and the display area. The planting design adds seasonal color and depth across the entire area from the proposed addition to the northern border.

On Behalf of Prime Motor Group and Sebago Technics, we appreciate the opportunity to respond to the Town’s request for approval of conditional requirements. Please feel free to contact us if you require additional information.

Sincerely,

David M. Richards
Licensed Maine Architect
Project Manager

cc: Dan Doucette, General Manager, Prime Motor Group
    Paul D. Ostrowski, PE, Sebago Technics
EXISTING BUILDING: EXTERIOR MATERIALS

PROPOSED SIDING

1. PROPOSED VERTICAL POLYCARBONITE (8" WIDE VERTICAL PLANKS)
2. EXISTING SYNTHETIC STUCCO (SMOOTH)
3. EXISTING STONE FACED MASONRY (8x8x16 UNITS)
4. EXISTING METAL SIDING (8" VERTICAL PLANKS)

PROPOSED ADDITION: EXTERIOR MATERIALS
August 30, 2016

Jay Chase, Senior Planner
259 U.S. Route 1 / P.O. Box 360
Scarborough, ME 04074-0360

RE: Subdivision Amendment
Lot 34, Windward Heights Subdivision, Scarborough, ME

Dear Jay and members of the Planning Board,

On behalf of John and Stephanie Haddad, I am pleased to submit this application for a Subdivision Amendment for the above referenced subdivision. The amendment involves a modification to a DEP Stormwater buffer and the building envelop on Lot 34, owned by Mr. and Mrs. Haddad.

Prior to this submission we met with staff from the Maine DEP and submitted a minor amendment application to revise the stormwater buffer, dated August 11, 2016 and is currently being reviewed by the Maine DEP. We anticipate approval prior to the September 19 Board meeting. A copy of that application is included with this submission.

This amendment is being sought because a portion of the original stormwater buffer was inadvertently cleared on Lot 34, prior to the purchase of the lot by the Haddad's. Since the purchase of the house and lot, the Haddad's have been mowing and maintaining the existing lawn that, unbeknown to them, was part of the buffer. Earlier this year, they began the process of constructing a pool and received a building permit from the Town of Scarborough. As they and their pool construction company proceeded with the construction of the pool, they began to question whether or not the buffer was as described to them from the previous owner and realtor. They pool construction company engaged my services to assist. After an accurate survey of the lot and pool location, we determined that a portion of the pool was in what was supposed to be the wooded buffer.

The amended plan reduces the buffer width on Lot 34 from 34' to approximately 15' and changes the building envelope to be 15' off the property line, which is the minimum required by the ordinance. The resultant new buffer area will be planted with an “evenly distributed stand of trees” in order to satisfy the Maine DEP requirements.

Included with this application is a $250 check, as required for a Subdivision Amendment. Thank you in advance of your review. Please contact me if you need any additional information.

Sincerely,

Tom Farmer, Maine Licensed Landscape Architect
T. 207.749-4032
E. tsffarmer@gmail.com
Proposed Conditions Plan

- Proposed no disturb buffer
- Wall to be relocated onto Haddad property
- Area to be replanted (1500 S.F.) with 14 mixed evergreen trees and 2 Maple trees
- 4 existing evergreen trees

FIGURE B
MeDEP Stormwater Buffer - Minor Revision
Windward Heights Subdivision
Lot #34 - Haddad Property
Tom Farmer Landscape Architect
August 11, 2016