

Town of Scarborough

Planning Board

December 8, 2008

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (October 27, 2008)
4. The Highlands Subdivision, Peter Simpson requests subdivision amendment to swap land between subdivision lots 15 and 50 at 16 Wildrose Lane and Elbridge Oliver Way*
5. Walgreens, Inc. and GP Scarborough LLC request site plan approval for 13,150 square foot pharmacy building at 233 U. S. Route One*
6. Michaud Properties requests site plan amendment for 10,440 square foot office and warehouse building at Lot 26 on Lincoln Avenue in the Industrial Park*
7. Waterhouse Property Subdivision, Berube Builders Inc. requests sketch plan review for 31 single family lots off West Beech Ridge Road
8. Administrative Amendment Report
9. Town Planner's Report
 - a. Update from Design Standards Review Subcommittee
10. Correspondence
11. Planning Board Comments
12. Adjournment

*Opportunity for public comment will be offered by the Planning Board on this item.

NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:30 P. M.

Town of Scarborough

Planning Board

December 8, 2008

MINUTES

Members Present

Staff

Mr. Callahan
Mr. Chamberlain
Mr. Fellows
Ms. Littlefield
Mr. Mazer
Mr. Paul
Mr. Thomas

Mr. Bacon, Town Planner
Mr. Chace, Assistant Planner
Ms. Logan, Recording Secretary

1. Call to Order

Mr. Paul called the meeting to order at 7:00 P. M.

2. Roll Call

The Recording Secretary called the roll; all members were present.

3. Approval of Minutes (October 27, 2008)

No minutes were available.

4. The Highlands Subdivision, Peter Simpson requests subdivision amendment to swap land between subdivision lots 15 and 50 at 16 Wildrose Lane and Elbridge Oliver Way*

Mr. Bacon explained that this was a land swap to enable the two landowners to meet setbacks in the event they wanted to expand their homes; he stated that the DEP Site Location Permit had been modified and the staff recommended approval.

Mr. Shawn Frank, Sebago Technics, noted that the backs of the lots were wooded and this would give them the opportunity to add on to their homes. There were no Planning Board comments.

Mr. Paul moved to approve the amended subdivision plan as presented; Ms. Littlefield seconded.

Voted 5-0

5. Walgreens, Inc. and GP Scarborough LLC request site plan approval for 13,150 square foot pharmacy building at 233 U. S. Route One*

Mr. Bacon stated that the Board had received staff comments and memos from Peter Tubbs on December 1, 2008 and Bill Bray on November 30, 2008. He stated that the Public Works Director liked the tactile warning for the crosswalks and the adjusted steps. Mr. Bacon stated that the applicant should work with the Fire Department regarding a hydrant location; he stated that the applicant should discuss the dumpster enclosure and give more detail on the window blinds. He stated that Mr. Tubbs was comfortable with the engineering but the oil separator should be explained. Mr. Bacon stated that Mr. Bray would like a delta island to better define the right in and right out only access on Route One; Mr. Bray also wondered

whether right and left turns were needed at the access drive on Gorham Road near the corner of Route One and thought there should be an island to define the parking at Oak Hill Plaza. Mr. Bacon stated that the DEP permit had not been received so there should be no vote until the permit was received.

Mr. Paul Fineberg, of GP Scarborough, stated that they should receive their Permit by Rule from the DEP in January; he distributed a memo from Bohler Engineering. Mr. Giles Hamm, of Vanesse & Associates, stated that they worked with the staff and Mr. Bray and had done a complete traffic analysis. He stated that there would be about 70 customers during the peak hours, which was less than the prior uses so there was a decrease in traffic. Mr. Hamm displayed a graph of accidents at the Route One/Gorham Road intersection, which showed 22 accidents over three years. He stated that they recommended closing the existing driveway on Gorham Road and the right-in driveway on Route One and relocating Plaza Drive opposite the school driveway; he stated that there would be no left turns at Route One. Mr. Hamm stated that the plan showed a delta island which would widen the Route One driveway.

Mr. Josh Sperling, of Bohler Engineering, asked whether the Board was in favor of the mountable island which created a very wide driveway; Mr. Paul replied that the Board weighed the response from the Fire Department against other life safety factors. Mr. Sperling stated that it would be feasible to lay out the parking near the entrance so no cars would back into Plaza Drive but it would be a lot of work to not lose or gain parking spaces. He stated that 50 spaces were sufficient for Walgreens. Mr. Sperling stated that they would provide stainless steel truncated domes for the pedestrian crossings and incorporate the landing in the landscaped area.

Mr. Sperling stated that they showed a low maintenance, nonmechanical oil/water separator for storm-water management; he stated that the amount of stormwater would be reduced from the previous uses and they had approval from the Sanitary District. He stated that they would have a cedar fence with color coating for the dumpster enclosure. Mr. Sperling stated that the transformer pad would be behind a brick screening wall and needed an open area for utility maintenance which would be screened by shrubs. He stated that they had followed the design standards and would work with the Fire Department.

Ms. Wendy Holden, of Gawron-Turgeon Architects, noted that the larger portions of the transformer enclosure would be masonry with a small roof. She stated that there would be mini-blinds in the windows facing Route One which would hide the window displays; she stated that the blinds would be 90% closed and would match the color of the building.

Mr. Paul noted that the Board could not digest all the last-minute information that was distributed. Mr. Mazer stated that he liked the pedestrian area and had no problem with the traffic flow. Mr. Thomas stated that the natural cedar gate would draw too much attention to the fence; he stated that he would like to hear a response from Mr. Bray to tonight's traffic comments. To a question from Mr. Thomas, Mr. Chace replied that 70 parking spaces were required, 50 were provided and the remaining 20 spaces would be shared. Mr. Thomas stated that the crosswalks and the delta island; he stated that this project would clean up the corner.

Mr. Fellows noted that there had been no traffic to this site for two years and there would be a learning curve for drivers to reactivate the traffic on the corner. Mr. Callahan noted that the first driveway on Gorham Road was very difficult because it was so close to the Route One intersection. Ms. Littlefield stated that the right turn intersection was better with the delta island. She stated that there would have to be a compelling argument not to redo the parking spaces that backed into the major driveway. Mr. Fineberg stated that they had a plan for reconfiguring the parking if required. Mr. Sperling displayed the plan and stated that they would re curb and restripe the parking lot. Mr. Sperling described the oil/ water separator; he stated that the site had no existing pretreatment system. Mr. Chamberlain stated that he would be satisfied with the restriping of the parking lot. Mr. Bacon noted that the landlord would make

adjustments to the signage and pedestrian movement to complete the master plan requirements.

Mr. Paul noted that cars would be backing into an active roadway through the plaza with the old parking plan and a movement masterplan would be helpful for easing traffic in the plaza. He asked whether there were working windows in the façade; Ms. Holden replied that there were working fixed windows where the top allowed light into the building on the parking side along Gorham Road and there would be no blinds on that side of the building. Mr. Paul suggested that the cedar gate be stained to blend with the structure. He stated that the applicant had gone a long way with the architecture which was attractive. Mr. Fineberg stated that they had tried to make the building green and it would be more efficient for heating and ventilating with insulated concrete forms and they would try to do some solar work.

6. Michaud Properties requests site plan amendment for 10,440 square foot office and warehouse building at Lot 26 on Lincoln Avenue in the Industrial Park*

Mr. Bacon stated that there were staff comments and a letter from Mr. Tubbs dated December 8, 2008. He stated that the issues were with the turning radius, pavement design and erosion control, as well as landscaping along Lincoln Avenue and the no-disturb wetlands behind the wetlands. Mr. Bacon stated that there was a question on the building color and signage. He stated that the staff was otherwise comfortable and recommended approval with conditions.

Mr. Shawn Frank, of Sebago Technics, stated that the applicant now had a tenant for the proposed site. He stated that they proposed a 10,440 square foot warehouse building with a 960 square foot office. He stated that there would be two curb cuts, one for trucks and delivery trucks to the two loading docks. He stated that tractor trailers would unload at midnight and at 4:00 A. M. delivery vans would come in and be loaded for delivery to retailers; he stated that the vans went to the drivers' homes at night so there would be no onsite parking. Mr. Frank stated that the north driveway was close to the lot line but it was needed for trucks turning; he stated that they would provide small trees for buffering. Mr. Frank stated that there was no need for permits from the DEP or Army Corps. He stated that they would return to the Board with the sign elevation and it would meet the 15 foot setback; he stated that the dumpster would be on the south side and would be enclosed. Mr. Frank displayed the metal building with loading docks and stated that the building would be a light gray with blue trim and white doors.

Mr. Paul noted that there were three waivers involved: a 10 foot setback for the driveway, the distance required between the two driveway curbcuts, and a second curbcut on the road for circulation. Mr. Frank noted that the wetlands did not allow construction on part of the site so they needed the double access. Ms. Littlefield and Mr. Fellows stated that they had no problems with the waivers. To a question from Mr. Thomas, Mr. Frank replied that there were areas for snow storage. To a question from Mr. Paul, Mr. Frank replied that they would plant a row of evergreens near Lincoln Avenue to buffer the parking area.

Mr. Paul moved to approve the amended site plan with the following conditions:

1. That the boundary line for the fill limit area will be delineated by permanent markers fitted with red plastic caps inscribed with the words "No Disturb Buffer." Markers shall be located at all angle points as well as equidistant points at a maximum spacing of 50 feet.
2. That the proposed sign shall be 15 feet from the abutting property line.
3. That the elevation of the proposed sign shall be reviewed and approved by Planning staff.
4. That, per December 8, 2008 SYTDesign letter, the typical trench section should have a note indicating that the aggregate bases and pavement thickness will match those encountered in Lincoln Avenue.
5. That the relocation of the sprinkler connection be coordinated with the Fire Department.
6. That the dumpster location and enclosure be coordinated with the Planning staff.
7. That there be an additional landscaping buffer for the parking area.

Mr. Chamberlain seconded.

Voted 5-0

7. Waterhouse Property Subdivision, Berube Builders Inc. requests sketch plan review for 31 single family lots off West Beech Ridge Road

Mr. Bacon stated that there were several staff comments dated December 4, 2008; he stated that the applicant needed to submit a conventional subdivision plan showing the net residential density. He stated that the Board should consider the wetlands and stream buffers which should be fully enclosed in the open space and not on house lots. Mr. Bacon stated that lots 8, 9 and 10 were awkward with respect to the accesses and wetland areas; he noted that the adjacent land was owned by the Turnpike Authority who may convey some of their land.

Mr. Shawn Frank, of Sebago Technics, displayed the aerial photo of the site and stated that there would be a second access through the abutting lot. He stated they showed the Conservation Design Subdivision on 80 acres in the R-F Zone; he stated that they would talk with the Turnpike Authority. Mr. Frank stated that there was an existing residence at the front and a trail system through the site. He stated that they showed a loop road extending back to Beech Ridge Road and there would be 45 acres of open space abutting the existing Cranberry Pines Subdivision and along the turnpike and Finard Brook. Mr. Frank stated that test pits had been done and the soils were acceptable for septic systems on all lots. He stated that there were a lot of plateaus and four ravines on the site and DEP permits were necessary; he stated that they would work on the lot lines to provide 100 foot buffers. Mr. Frank stated that there were two lots on a knoll across the ravine in the rear of the site and they would like to work with the Board and the staff to make those lots useable.

Mr. Fellows stated that it would be difficult to sell the plan to him with the ravine crossings and the way the lots were shoehorned in; he stated that the Board should have a site walk. Mr. Paul stated that the conventional layout would show a challenge to how many developable lots there could be on the site. Mr. Chamberlain stated that the uniqueness of each lot would pose its own problem; he stated that the cul de sac would negate what was trying to be done to conserve land with the Conservation Subdivision. To a question from Mr. Chamberlain, Mr. Frank stated that they would create an overall trail system.

Ms. Littlefield stated that the key issue for her was lots 8, 9 and 10 and she did not know how they would cross the stream; she noted that the road already crossed twice. She asked that the applicant work on the trails. Mr. Callahan noted that several lots were shown crossing the ravines. To a question from Mr. Callahan, Mr. Frank replied that the back land was useful because there were trails through there now.

Mr. Paul asked for public comment. Mr. Bruce Bell, of 13 West Beech Ridge Road, gave a history of the area and stated that there was a lot of good land on the site but there were also a lot gulleys; he stated that he would like to accompany the Board on a site walk. Mr. Bell stated that he had a right of way between lots 5 and 6 and there were drainage issues and he would like to know the sight distance at the entrance. He noted that 50 Beech Ridge Road was for sale and asked whether it could be considered as an access point; he stated that he was not opposed to the subdivision if it met the requirements and would like to know what the plans were for the adjacent property.

Mr. Frank stated that January would be better for a site walk so he could lay out the road.

8. Administrative Amendment Report

Mr. Chace stated that the Chairman had approved a chain link fence around the emergency generator rather than the eight foot wooden fence previously approved for Maine Medical Center.

9. Town Planner's Report

a. Update from Design Standards Review Subcommittee

Mr. Bacon stated that the subcommittee had worked through the Design Standards and provided an overview of the changes which would bring the Standards more in line with zoning with regard to parking, building height and corner treatments for entrances to buildings. He stated that other changes were with regard to drive-through windows and a new section regarding office buildings on small lots which would allow some building materials not allowed in other zones, such as metal trim, and flat roofs. He stated that if the Board agreed, the changes could be proposed to the Town Council to be incorporated into the Design Standards.

Mr. Chamberlain stated that the changes were appropriate but he questioned corner entrance treatment because it was often impractical with regard to the required location of parking. Ms. Littlefield stated that the changes brought the standards closer to reality, especially for office buildings, and it would make Scarborough competitive. The Board agreed.

Mr. Bacon stated that he would get the changes ready for the Town Council for their January meeting.

Mr. Bacon stated that he had e-mailed the Board regarding the withdrawal of the Harvest Development application due to economic issues.

10. Correspondence

There was no correspondence.

11. Planning Board Comments

Mr. Mazer stated that he was disappointed to hear of the withdrawal of the Harvest Development project and had heard rumors that the town was unfriendly to new businesses. Mr. Thomas stated that it was a shame to lose a senior housing development and they had tried very hard to meet the requests of the residents; he stated that he hoped another senior housing project would apply.

Mr. Paul stated that he had asked Ms. Littlefield to nominate a Chairman, Vice Chairman and Secretary for 2009 and if anyone would like to serve, he should feel free to speak with Ms. Littlefield.

Mr. Paul wished everyone a safe and happy holiday.

12. Adjournment

The meeting was adjourned at 9:25 P. M.