

Town of Scarborough

Planning Board

January 12, 2009

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (December 8, 2008)
4. Walgreen's Pharmacy, Inc. and G. P. Scarborough, LLC request site plan approval for 13,150 square foot pharmacy building at 233 U. S. Route One
5. Prime Mercedes requests site plan amendment for signage at 137 U. S. Route One\*
6. 20 Ward Street Subdivision, Kerry Anderson requests preliminary subdivision approval for 3 lot subdivision at 20 Ward Street\*
7. MaineHealth requests sketch plan and Planned Development review for former Orion Center property on U. S. Route One\*
8. Sea Ridge at Blue Point, SBK Associates, LLC requests subdivision plan amendment for adjustments to Lot 35 at previously approved project off Jasper Street\*
9. Administrative Amendment Report
10. Town Planner's Report
11. Correspondence
12. Planning Board Comments
13. Adjournment

\*Public comment will be allowed on these items.

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

Town of Scarborough

Planning Board

January 12, 2009

MINUTES

Members Present

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

Staff

Mr. Chace, Assistant Town 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 (December 8, 2008)

Ms. Littlefield moved to approve the minutes of December 8, 2008; Mr. Fellows seconded.

Voted 5-0

4. Walgreen's Pharmacy, Inc. and G. P. Scarborough, LLC request site plan approval for 13,150 square foot pharmacy building at 233 U. S. Route One

Mr. Chace stated that the traffic engineers had met regarding site access and the drawings had been revised with comments; he stated that there were also staff comments. Mr. Chace noted that there were changes to the access drive at Route 114 and a steeper curve at the Route One entrance to prohibit left turns into the site, and the right turn out aisle had been narrowed to limit left turns out of the site. He stated that Mr. Bray had concerns about the plaza circulation but was now comfortable with the design. Mr. Chace stated that the DEP permit had been received and the applicant would address stormwater treatment tonight.

Mr. William Goebel, of Bohler Engineering, stated that they would color the concrete as requested and the drive aisles would be striped and would be wider. He stated that they would provide a stormceptor unit to collect 80% of the stormwater solids and he would supply specifications to the staff. He stated that the open paved area near the Family Dollar would be closed and the throat would be extended, green space would be created and the parking would be reconfigured.

Mr. Callahan thanked the applicant for addressing the Board's concerns and stated that he thought the project was ready for approval. Ms. Littlefield stated that she appreciated the stormwater update. To a question from Ms. Littlefield, Mr. Chace explained that Mr. Bray was now comfortable with the turning lanes on Route 114. To a question from Mr. Chamberlain, Mr. Steve Berg, of Oak Hill Plaza, replied that the Plaza was responsible for the cost of the off-site infrastructure work but it would be tied to Walgreens'

Certificate of Occupancy. Mr. Chamberlain asked about the color of the dumpster enclosure; Ms. Wendy Holden, of Gawron-Turgeon Architects, replied that it would be stained to match the color of the building. The Board felt this was an attractive project.

Mr. Paul stated that this was so much better than the first plan the Board saw for this town cornerstone. He confirmed that the stainless steel curb warnings were satisfactory. Mr. Paul asked about the light spillover from the site; Mr. Goebel replied that it was because of the configuration of the parking lot but would not be an issue because of all the surrounding street lights. Mr. Paul stated that a little more landscaping was needed in the new island off Route 114. Mr. Goebel noted that the revised plan showed low ground cover.

Mr. Chace noted that, due to the nature of the site and the extent of proposed onsite improvements, the requirements of the Site Plan for separation of the paved parking area from buildings and planting island width of five feet could be waived.

Mr. Paul moved to approve the site plan dated January 12, 2009, including the separation waiver, with the following conditions:

1. That the proposed stormwater treatment system be reviewed and approved by the staff prior to issuance of a building permit;
2. That all off-site improvements, including those on the site plan (Sheet C1.1, revised January 8, 2009) identified to be done "by others" and the "Off-Site Improvement Plan," dated January 8, 2009, be completed prior to the issuance of a Certificate of Occupancy;
3. Prior to the issuance of the building permit, the detail sheet of the Walgreens plan set shall be revised to include the Town required specifications for the stainless steel detectable warning surfaces to be located within the right of way;
4. The Planning Department shall receive a complete plan set, with all requisite revisions, prior to the issuance of a building permit;
5. The landscaping shall be revised to depict the plan shown to the Board on January 12, 2009;

Ms. Littlefield seconded.

Voted 5-0

5. Prime Mercedes requests site plan amendment for signage at 137 U. S. Route One\*

Mr. Chace stated that the applicant wanted to install a second freestanding sign; he stated that this site was under a Contract Zone so there were standards that should be considered.

Mr. Roger Flannery, of Sign Design, stated that they designed the sign to fit with the building and to compete with other car dealers; he stated that the trees that had died would be replaced.

Mr. Paul noted that there would be no action tonight because the Board had not seen correct plans for reader board letters of six inches; he stated that 10 inch letters, as shown, were not allowed. Mr. Fellows noted that the Design Standards indicated that signs should be integrated architecturally with the building, which had been done for color and roof style, but this sign was not a good fit for the site and did not match the character of the existing sign. He stated that he would be disappointed to see this sign because it is inconsistent and would constitute visual clutter, which the Design Standards tried to eliminate. Ms.

Littlefield agreed that the new sign fit with the building but did not match the original sign and she had no problem with it. Mr. Chamberlain stated that he had no problem with the new sign.

Mr. Paul agreed that the sign was not what he would expect from this dealership; he stated that the current signage was very attractive and he would like to see the owner's commitment to provide conformance with the Contract Zone for the landscaping that had died.

6. 20 Ward Street Subdivision, Kerry Anderson requests preliminary subdivision approval for 3 lot subdivision at 20 Ward Street\*

Mr. Chace stated that this project had been through peer review and there were comments from Bill Bray with responses from the applicant. He stated that this request was for the division of a third lot within the five year period which triggered review of the subdivision. Mr. Chace noted that there was a memo from the Public Works Director indicating that he was comfortable with the turnaround at the end of the street.

Mr. Joseph Laverriere, of DeLuca-Hoffman, explained that this site was between Libby and Ward Streets and the original lot was 0.86 of an acre and had gone through some land transfers to gain the required 75 foot frontages for both lots. He stated that there was an existing house on the Libby Street lot which had been split off from the remaining lot on Ward Street. Mr. Laverriere stated that there was an existing home at 18 Ward Street with a common sewer force main for both Ward Street lots through Libby Street with a 10 foot easement. He stated that Mr. Peter Tubbs, of SYTDesign, thought the easement should be wider, but they would like to maintain the 10 foot width.

To questions from Mr. Chamberlain, Mr. Laverriere replied that the existing house on Libby Street connected to the sewer in Libby Street; he noted that existing sewer service on Ward Street ended at the first lot on Ward Street and was not available to this site. Mr. Laverriere stated that he would talk with Mr. Anderson regarding the shared maintenance of the force main. Mr. Paul stated that he saw no issues.

Mr. Paul moved to approve the preliminary plan for three lots; Mr. Chamberlain seconded.

Voted 5-0

7. MaineHealth requests sketch plan and Planned Development review for former Orion Center property on U. S. Route One\*

Mr. Thomas recused himself from this item because of a work related conflict. Ms. Littlefield also recused herself from this item because of a work conflict.

Mr. Chace noted that this was a two step process for sketch plan review, the first being to reface the existing buildings and add parking. He stated that the second step was to review a Planned Development plan which was required by the new B-3 Zone on this property to understand the long range plans for this site.

Mr. Paul Gray, of Maine Medical Center and MaineHealth, explained that MaineHealth was a parent company for several hospitals, laboratories and doctors' offices. He stated that they were committed to working with the town to meet the standards to renovate the building to house NordX and Maine Medical Partners which would be relocated from the Maine Medical building in Scarborough. Mr. Gray stated that NordX, a laboratory, employed 290 people and Maine Medical Partners, an administrative office, now employed 90 people and may grow to about 115 employees. He stated that 30,000 to 35,000 square feet would be vacated at the campus building.

Mr. Mark Johnson, of SMRT, stated that future development was still undetermined but they had some ideas and had three concepts to show the Board. He stated that they had done a site analysis, inventory and impact mitigation plans. He stated that because this site had been through extensive review by the Board in the past there was a lot of information regarding existing conditions which they would include with their site plan submission. Mr. Johnson noted that there were residents to the rear and town property to the north with plantings along Route One; he stated that the applicant was in the process of purchasing the house at the northeast corner. He stated that the site sloped gently from north to south with drainage toward Route One. Mr. Johnson stated that the two rear buildings would be rehabilitated and the parking would be restriped to 9 feet wide to gain new spaces to satisfy the ordinance requirements; he stated that there would be pedestrian connections to the Route One sidewalk.

Mr. Johnson stated that they had studied three future options, the first for two smaller buildings at Route One and infill between the existing rear buildings; the second option called for a building in the southwest corner with infill of the rear buildings. He stated that the planted buffer would be maintained along the side for all options and the green space in the front would be maintained and enhanced at Sawyer Road. He stated that Option 3 would be larger infill between the two buildings for internal efficiency which would leave more space for site support.

Mr. Johnson stated that lighting and signage would be similar to that at the Maine Medical campus; he stated that stormwater treatment and best management practices would be reviewed by the DEP. Mr. Johnson stated that the Board had been provided with a traffic assessment which showed that this project would result in less traffic than the previously approved development. He stated that there would be approximately one trailer truck delivery per week and all other deliveries would be by van.

Mr. Paul Levandowski, of SMRT, displayed a panoramic view of the proposed building elevation and stated that the design was intended to clearly identify the entryways, create recesses and incorporate architectural details to the buildings. He stated that they proposed a palette of building materials which would meet the Design Standards; he stated that the materials would be timber, cultured stone, some metal panels and glass windows. Mr. Levandowski stated that the applicant hoped to achieve LEED certification for the building.

Mr. Paul called for public comment. Mr. Gary Gillespie, of 6 Juneberry Lane, stated that his whole neighborhood abutted this site and had the luxury of an abutting park. He stated that he felt this proposal was the best of what they had seen so far for this site but his concerns were light pollution and noise. He asked that lighting and noise be kept low. He stated that another concern would be the view of a high roof from Juneberry Lane and it was very important that the buffer zone in the rear be enhanced and drainage to the rear should be addressed. Mr. Milton Bimpson, of 13 Millbrook Road, stated that his concerns were the same; he noted that, with three shifts, there would be continuous traffic at all hours of the day and night and his lot was open to this site with no buffer. Mr. Bimpson stated that he welcomed the project to this part of Scarborough.

Mr. Fellows stated that this was a pleasing start but he was curious about the rationale for the curbcuts at Sawyer Road and Millbrook Road; he stated that he liked the timber and stone and the small scale of the buildings. He stated that he would prefer Option 1 for the activity near the street. Mr. Johnson stated that the accesses to Sawyer Road and Milliken Road were elements from the prior approved plan; he stated that being able to divide the access on a site gave flexibility to the users and helped relieve the area by spreading out traffic movement.

Mr. Mazer stated that he would like to hear more about the traffic impact on the neighborhood. Mr. Chamberlain asked whether there would be a great need for signage; Mr. Gray replied that the only outsiders accessing the site would be equipment servicemen or salesmen so there would not be a high

level of signage. To a question from Mr. Chamberlain, Mr. Gray replied that employees of Maine Medical Partners started early and NordX shifts did not all leave at once. Mr. Chamberlain asked whether the two small buildings would be removed; Mr. Gray replied that the house in the rear would be removed and the future of the front building would depend on what was done in that area. To a question from Mr. Chamberlain, Mr. Johnson replied that there were 292 parking spaces now and going to nine foot wide spaces would allow more spaces but would minimize the need for new pavement. Mr. Chamberlain confirmed that the two buildings would remain one story.

Mr. Callahan stated that it looked as if the use of the building would not require more parking spaces and asked whether they all needed to be created. Mr. Johnson stated that the plans showed the requirement for the ordinance but they would build fewer if possible. To a question from Mr. Callahan, Mr. Johnson replied that the previously approved traffic improvements would have to be discussed with DOT. Mr. Callahan noted that there would be a lot of differences in traffic between the two projects.

Mr. Paul noted that the applicant could show an area for future parking but not build it at this time. Mr. Paul stated that he liked Concept 2 the least because it would require filling wetlands. He stated that the Board liked to see buildings at the front of the site so a sea of parking would not be visible. He stated that the Board would want to see more of the elevations, full cutoff light fixtures and a photo-metrics plan, a landscaping buffer and water runoff information. Mr. Paul stated that the Board would also look for sidewalks, textured crosswalks with tipdowns, DEP approval, impact fees and snow storage. He noted that this would be a lot better for the neighbors than the shopping center.

8. Sea Ridge at Blue Point, SBK Associates, LLC requests subdivision plan amendment for adjustments to Lot 35 at previously approved project off Jasper Street\*

Mr. Chace explained that this was a request to amend the approved subdivision through a conveyance of 241 square feet of the open space to Lot 35 because the poured foundation did not meet the buffer setback requirement. He stated that, because this included conveyance of town land, the Town Council had reviewed and approved this conveyance. Mr. Chace stated that the staff did not feel this would affect the public's use of the open land and recommended approval.

Ms. Sandra Murray, of SBK Associates, noted that the infrastructure of Phase One of this subdivision was completed; she stated that the owners of Lot 35 were waiting for their modular home to be placed on the foundation. Mr. Bill Koch, of SBK Associates, stated that this was an error on his part because a wetland pin was not in its original place and he and the surveyor had measured from the wrong place to set the foundation. He stated that the modular home was already completed and would fit only this foundation.

Mr. Paul moved to approve the amended site plan as requested; Mr. Fellows seconded.

Voted 5-0

9. Administrative Amendment Report

There were no Administrative Amendment approvals.

10. Town Planner's Report

Mr. Chace stated that the Comprehensive Plan Implementation Committee was working on the rezoning of Eight Corners and the Sawyer Road areas which would be presented to the Board in the near future. He stated that the Town Council would also review the Board's proposed changes to the Design Standards.

11. Correspondence

There was no correspondence.

12. Planning Board Comments

Ms. Littlefield moved to elect Mr. Paul as Chairman and Mr. Fellows as Vice Chairman for 2009; Mr. Paul amended the motion to add Ms. Littlefield as Secretary; Mr. Chamberlain seconded.

Voted 5-0

To a question from Mr. Mazer, Mr. Paul explained that Mr. Callahan would remain a member until the Town Council appointed a new member.

13. Adjournment

The meeting was adjourned at 9:10 P. M.