

Town of Scarborough

Planning Board

August 10, 2009

AGENDA

1. Call to Order (7:00 P. M.)
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes (July 20, 2009)
5. New England Expeditions requests sketch plan review for proposed amendment to the approved site plan at The Gateway Shoppes and Square
6. The Foundation Center, Robert Gaudreau requests site plan amendment approval for renovation of the former Konica building at 71 Route One
7. Administrative Amendment Report
8. Town Planner's Report
9. Correspondence
10. Planning Board Comments
11. Adjournment

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

Town of Scarborough

Planning Board

August 10, 2009

MINUTES

Members Present

Ms. Auglis  
Mr. Chamberlain  
Ms. Littlefield  
Mr. Mazer  
Mr. Paul

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. Pledge of Allegiance

3. Roll Call

The Recording Secretary called the roll; Messrs. Fellows and Thomas were absent. Mr. Paul authorized Ms. Auglis and Mr. Mazer to vote.

4. Approval of Minutes (July 20, 2009)

Mr. Paul moved to approve the minutes of July 20, 2009; Mr. Mazer seconded.

Voted 5-0

5. New England Expeditions requests sketch plan review for proposed amendment to the approved site plan at The Gateway Shoppes and Square

Mr. Chace noted that this item had been tabled from the last meeting; he stated that there were responses to staff comments and the plans had been revised. He stated that the proposed hotel was what would likely be built in the near future; he stated that the Economic Overlay District and Contract Zone required a unified theme for the development with coordinated architecture.

Mr. Eugene Beaudoin, of New England Expeditions, explained that the hotel would be to the west of Portland Pie and that the only new pad would be toward the turnpike tollbooth next to the hotel. He stated that this would be a medium sized hotel, with 76 rooms; he stated that they were talking with two hotel franchises as potential tenants. Mr. Beaudoin noted that there was not much demand for big hotels at this time. He stated that this hotel would fit perfectly without disturbing the existing roads. He stated that Cabela's did not need so much parking so they proposed another retail pad. To a question from Mr. Paul, Mr. Beaudoin replied that nothing would change at the Square so that would not be addressed.

To a question from Mr. Chamberlain, Mr. Beaudoin replied that the four story hotel would be within the 75 foot height limit. Mr. Chamberlain stated that he would be more comfortable with more space between the hotel and the retail building to allow for green space for the hotel clients. To a question from Ms. Littlefield, Mr. Beaudoin replied that there would be a driveway in the front with a portico, and parking would be directly in front of the hotel and shared with the building next door. Ms. Littlefield agreed that

there should be more green space. To a question from Ms. Littlefield, Mr. Beaudoin replied that the hotel sign could be below the Cabela's pylon sign.

To a question from Ms. Auglis, Mr. Beaudoin replied that the proposed building to the side of the hotel would be retail and would look like the existing buildings. Ms. Auglis agreed that there should be more green space; she stated that she would appreciate pocket landscaping. To a question from Mr. Mazer, Mr. Beaudoin replied that the horse corral and kennel were currently where the retail building would be.

Mr. Paul stated that the architectural integrity with the theme of the other buildings was important and the Board always tried to break up the sea of parking. He asked whether the hotel could be moved forward so that there could be parking at the rear. He stated that the pedestrian issue needed to be addressed around the hotel with walkways. Mr. Paul asked whether the driveway for the building next to the bank building on the other side of the site was for a drive-through window; Mr. Beaudoin replied that it was surprising how many restaurants were asking for drive-throughs. Mr. Beaudoin stated that a drive-through at this building had not been addressed in the Contract Zone. To a question from Mr. Paul, Mr. Beaudoin replied that if a larger hotel needed more parking, it would only matter when they got to the last building because of the shared parking.

#### 6. The Foundation Center, Robert Gaudreau requests site plan amendment approval for renovation of the former Konica building at 71 Route One

Mr. Chace stated that many of the questions and concerns had been addressed and there were comments from the staff, Mr. Bray and Mr. Tubbs who were satisfied with the responses, but Mr. Tubbs had questions about the stormwater treatment. Mr. Chace stated that there were questions about the median in Route One and Mr. Bray and the staff were satisfied with the realignment of the driveway. He stated that Mr. Bray and Mr. Gorrill, the applicant's traffic engineer, had differing opinions regarding the queuing length for the Route One left turning lane so the DOT came to the conclusion that there were some offsite improvements that should be addressed as part of this application. He stated that the traffic improvement plans should be reviewed prior to the Board taking final action.

Mr. Steve Bushey, of Deluca-Hoffman, stated that they had addressed all the comments and included three drawings that show what would happen in the course of the phased development. He stated that there would be a lot of renovation work and there was now a tenant in mind for 15,000 square feet at the front of the building. He stated that the renovation work would commence in the fall and into the winter and occupancy of this section would bring in money to work with for the rest of the building; he stated that parking would be done in the spring. Mr. Bushey stated that Phase 2 would be the renovation of the area behind Phase 1 for a total of 30,000 square feet; he stated that the roadwork would be done at that time. He stated that Phase 3 would be the remainder of the building along with the new parking at the back of the building.

Mr. Bushey showed the relocation of Science Park Drive within its right of way and stated that they had moved it slightly north to add more queuing at Route One; he stated that the distance from the separation island was 255 feet and the DOT required 265 feet. He stated that the area of the divider island was between the two lanes in Route One and they could probably easily get the 10 feet from that island and would like to move forward with a conditional approval tonight. Mr. Paul noted that the traffic report showed 240 feet not 255 feet. Mr. Bushey stated that the 240 foot figure was measured from the original road which was subsequently moved north so 255 feet was correct. Mr. Bushey stated that some plantings were added along the highway connector at the rear of the building.

To questions from Mr. Mazer, Mr. Chace replied that the Fire Department was satisfied with the plan and that this was an office building and there would be no retail space. Mr. Chace stated that medical offices

would require more parking than general offices and the applicant had asked for a 10% variance for a use differential. To a question from Mr. Mazer, Mr. Chace replied that the sidewalk tip-down on Route One would connect with the site.

Ms. Auglis stated that the big issue was traffic on Route One and asked about the need for 10 more feet of queuing space; Mr. Bushey replied that they would have to remove 10 feet of the concrete island. Mr. Paul stated that the extra 10 feet was recommended by the professionals and he felt the extra queuing should be there because there was a blind spot from the hill. To a question from Mr. Chamberlain, Mr. Bushey replied that Mr. Bray requested that Science Park Drive be placed as shown which was about 30 feet north of the existing road. Mr. Paul stated that the Board needed to make sure the DOT guidelines were met because there was not a clear view from the hill. Ms. Auglis stated that the Board could grant approval with a condition regarding the 10 feet. Mr. Chace stated that the staff would like to have solid evidence of what was proposed for the queuing space prior to approval.

Ms. Auglis stated that she appreciated the pines overlooking the connector and the trees in the front to break up the length of the building but had hoped they would not be deciduous so that the building would be broken up during the winter. There was a discussion regarding red pines and white pines. To a question from Ms. Auglis, Mr. Chace replied that he had a copy of the plan for the three phases and was satisfied; he stated that the 10% variance could be addressed by staff. Mr. Chace stated that a directory sign and campus signage was shown and staff could review and approve that.

To a question from Ms. Littlefield, Mr. Bushey replied that Science Park Drive was intentionally placed across from the Maine Medical Center driveway across Route One. Ms. Littlefield confirmed that the island was flat enough to get the 10 feet and that Phase 2 would include moving the driveway and reconfiguring the existing parking lot. She asked when exterior renovations would start; Mr. Gaudreau replied that the north, east and south sides would be done this fall as part of Phase 1 and the fourth side would be completed before Phase 3. Ms. Littlefield agreed that the front trees should be non-deciduous.

To a question from Mr. Chamberlain regarding the 10% differential, Mr. Chace replied that the differential applied to traffic impact rather than parking and any change in the type of tenants would require more queuing space. Mr. Chamberlain stated that he had no issues with the landscaping.

Mr. Paul stated that a lot of concerns had been resolved but he was lost in terms of how to formulate a motion with so many conditions. Mr. Gaudreau stated that another three weeks before approval would cause problems with his financing. Mr. Chace stated that he had drafted a motion with conditions in the event the Board approved the project; he stated that his conditions covered all the issues but the staff wanted to make sure the Route One change could be done as easily as it appeared. He stated that the whole approval could become moot if the 10 foot extension did not work. There was discussion regarding whether or not to go ahead with an approval with so many conditions.

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

1. The proposed square footage of medical office spaces (14,000) and general office space (46,000) may vary by 10%. Any greater alteration in the use differential shall be considered a change of use and subject to further review.
2. The development of the site shall be in accordance with the phasing plan as set forth in the plan set dated August 10, 2009.
3. Prior to issuance of a building permit for Phase 1, the applicant shall submit a construction phasing plan to the Town Planner for review and approval.
4. Prior to the issuance of a building permit for Phase 1, the applicant shall provide a revised plan for improvements to Route One for review and approval by the Town Planner and traffic engineer (Bill

Bray). The plan shall include the necessary improvement to meet the required vehicle storage length on the existing "center two-way left turn lane" on the south approach of Route One.

5. Prior to the issuance of a certificate of occupancy for Phase 2, the applicant shall complete site work improvements, per the condition stated above, for the vehicle storage length on the south approach of Route One.

6. Prior to the issuance of a building permit for Phase 2, the applicant shall provide evidence of right, title or interest to complete the required site work within the Science Park Drive right of way and pay impact fees (\$755.00) toward the Oak Hill impact area.

7. Prior to issuance of a certificate of occupancy for Phase 2, the applicant shall complete site work within the Science Park Drive right of way and substantively complete site work shown on the Phase 2 plan.

8. Prior to the issuance of a building permit for Phase 3, the applicant shall pay the remainder of the traffic impact fees (Payne Road: Zone 2 - \$292.42; Zone 4 - \$96.35; Zone 5 - \$1,024.52; Oak Hill - \$20,584.00; Dunstan Corner - \$20,385.00 for a total of \$42,392.29).

9. An amended plan set shall be submitted to the Town Planner for review and approval, with the following revisions:

a. Revise stormwater treatment installation details in accordance with SYTDesign memo dated August 10, 2009.

b. Revise the handicapped ramp/tip down at the southerly edge of the Route One/Science Park Drive intersection.

10. The design of the campus directional sign shall be submitted to the Town Planner for approval prior to issuance of a sign permit.

11. A revised landscaping plan shall be approved by the Town Planner and the Chairman.

12. The exterior of the building shall be completed prior to issuance of a building permit for Phase 3.

Ms. Auglis seconded.

Voted 5-0

#### 7. Administrative Amendment Report

Mr. Chace stated that minor landscaping adjustments had been approved by the Chairman for the Optimum Performance Physical Therapy site.

#### 8. Town Planner's Report

There was no report.

#### 9. Correspondence

There was no correspondence.

#### 10. Planning Board Comments

There were no comments.

#### 11. Adjournment

The meeting was adjourned at 8:50 P. M.