

Town of Scarborough

Planning Board

November 23, 2009

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (November 2, 2009)
4. Best Value Inn requests sketch plan review for a 3,585 square foot addition to an existing hotel at 4 Millbrook Road
5. Administrative Amendment Report
6. Town Planner's Report
7. Correspondence
8. Planning Board Comments
9. Adjournment

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

Town of Scarborough

Planning Board

November 23, 2009

MINUTES

Members Present

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

Staff

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

1. Call to Order

Mr. Paul called the meeting to order at 7:15 P. M.

2. Roll Call

The Recording Secretary called the roll; Ms. Auglis was absent.

3. Approval of Minutes (November 2, 2009)

Mr. Paul moved to approve the minutes of November 2, 2009; Mr. Paul seconded.

Voted 5-0

4. Best Value Inn requests sketch plan review for a 3,585 square foot addition to an existing hotel at 4 Millbrook Road

Mr. Bacon stated that there were three recommendations from the staff regarding landscaping along Route One, the location of the building being pushed toward the corner of the lot to screen the parking and sidewalks and pedestrian connections.

Mr. Lee Allen, of Northeast Civil Solutions, stated that this was an existing 20 unit motel in the B-3 Zone; he stated that there was an existing house with an office which they wanted to raze and replace with a 17 unit structure with an office and an apartment. He stated that they wanted to connect the two buildings which would allow a couple more units for a total of 40 units. Mr. Allen stated that they were in agreement with the staff comments with the exception of moving the building to the corner of the site; he stated that to make the business financially feasible they needed to connect the buildings and that would not work closer to Millbrook Road. Mr. Allen stated that they proposed 9 by 18 foot parking spaces which would allow for landscaping aisles; he stated that parking could be put in the rear but they wanted to avoid impacting the residential area.

To a question from Ms. Littlefield, Mr. Allen replied that there was a thin buffer of trees with a fence and lawn at the rear of the existing motel. Ms. Littlefield stated that the Board would need to see the exterior materials and the change in signage. To a question from Mr. Chamberlain, Mr. Bacon replied that the lot between this site and the Comfort Inn to the south was 50 to 60 feet wide where there was a guardrail; he stated that the Public Works Director and the Town Engineer had determined that a sidewalk could be constructed behind that guardrail and a sidewalk in front of the motel would connect the existing side-

walks. Mr. Bacon explained that the staff recommended that the applicant may not need to contribute to the newly paved entrance to Millbrook Road because it was improved when the credit union went in and was in good condition. Mr. Chamberlain stated that he was in favor of moving the new structure closer to the street and looked forward to seeing a landscape design to meet the design standards.

To a question from Mr. Mazer, Mr. Allen replied that the issue with parking behind the existing building was that they wanted to keep the commercial activities away from the residential area so there was no noise or headlight pollution. Mr. Allen stated that they preferred to make the parking tight in the front with more landscaping; he stated that the Fire Department was aware of their plans. Mr. Bacon noted that there was a 50 foot buffer required to the residential area in the rear; he noted that the Ordinance Committee was considering the requirement of 9 by 18 parking spaces for motels. Mr. Thomas stated that he would not want parking in the rear and there should be heavy landscaping at the roadways; he stated that the applicant should think about the drive aisle widths for ease of backing out of parking spaces. To a question from Mr. Thomas, Mr. Allen replied that there would not be more than 20 additional units.

To a question from Mr. Fellows, Mr. Allen replied that handicap parking spaces would be near the entrance of the building. Mr. Fellows stated that his biggest issue was moving away from the design standards with the parking in the front. He asked that the applicant consider whether it was necessary to build out to this extent; he stated that a berm in the front may help screen the parking. Mr. Paul suggested that the new structure be moved toward the corner of the lot and be connected by a second story level of units across to the second story of the existing motel, with a drive-through portico beneath the units. He stated that that would also create a protected walkway and could open up the parking field on the rear at the new section; he stated that he did not want parking in the rear of the existing building. To a question from Mr. Chamberlain, Mr. Allen replied that Bill Bray was looking at traffic at the intersection.

5. Administrative Amendment Report

There was no report.

6. Town Planner's Report

Mr. Bacon noted that the amendments to off-street parking standards would be presented to the Board for a public hearing at the next meeting.

Mr. Bacon stated that he expected the Lighthouse Motor Inn to be on the next agenda; he stated that he thought there would be enough information from the Town Manager's task force to hold a site walk. A site visit was scheduled for Monday, December 7, 2009, at 12:00 noon, at the inn. Mr. Paul stated that the site visit would be rescheduled if there was no information from the applicant or the task force.

7. Correspondence

There was no correspondence.

8. Planning Board Comments

Ms. Littlefield presented the following slate of officers for 2010: Mr. Paul, for Chairman, Mr. Fellows for Vice Chairman and Mr. Thomas for Secretary. Mr. Paul stated that the Board would vote in January and if anyone else was interested in one of the positions, he or she should express that interest to Ms. Littlefield.

9. Adjournment - The meeting was adjourned at 7:45 P. M.