

## ***AGENDA***

### ***Scarborough Planning Board***

**Regular Meeting – 6:30 PM**

**Monday, May 16, 2022**

**TO VIEW MAY 16 PLANNING BOARD MEETING (YouTube – VIEW ONLY):**

<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw/videos>

**TO ATTEND MAY 16 PLANNING BOARD MEETING (ZOOM):**

<https://scarboroughmaine.zoom.us/j/87632199136>

**This meeting of the Scarborough Planning Board will be conducted as a hybrid virtual meeting. Applicants and Board members should attend in person, members of the public are encouraged to attend virtually.**

- 1. Call to Order (6:30 P.M.)**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes (April 25, 2022)**
- 5. Jake Brown HVAC requests a sketch plan review for development of a contractor business retail space at 754 U.S. Route 1, Assessor's Map U29, Lot 2.\***
- 6. Evergreen Credit Union requests a sketch plan review for development of a bank with a drive through at 617 Route 1, Assessor's Map U31 Lot 43.\***
- 7. Hannaford Bros. Co., LLC requests a sketch plan review for a E-Commerce Order Fulfillment Facility located at 145 Pleasant Hill Road, Assessor's Map R078, Lot 65.\***

8. REDICO is requesting a site plan amendment review for American House at The Downs, a senior living development located at the intersection of Scarborough Downs Road and Hackamore Avenue. The parcel is further identified as Assessor's Map R55, Lot 34.\*
9. Riverbank, LLC requests a site plan amendment review for a proposed single story building with two commercial tenant spaces. The property is located at 370 U.S. Route 1, Assessor's Map U39 Lot 44.\*
10. Second Parish Orthodox Presbyterian Church requests a site plan amendment for a proposed building expansion at 368 Gorham Road, Assessor's Map R19, Lot 21.\*
11. AR Building requests a site inventory & analysis review for a 57 acre parcel located at 35 Mussey Road, Assessor's Map R38, Lot 1.\*
12. Able Projects, LLC requests a site inventory & analysis review for a 17 acre parcel located at 69 Holmes Road, Assessor's Map R33, Lot 2.\*
13. Staff Report
14. Administrative Amendment Report
15. Minor Development Reviews (Staff Review)
16. Correspondence
17. Planning Board Comments
18. Adjournment

\*Public comment will be allowed on this item.

***NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:00 PM***

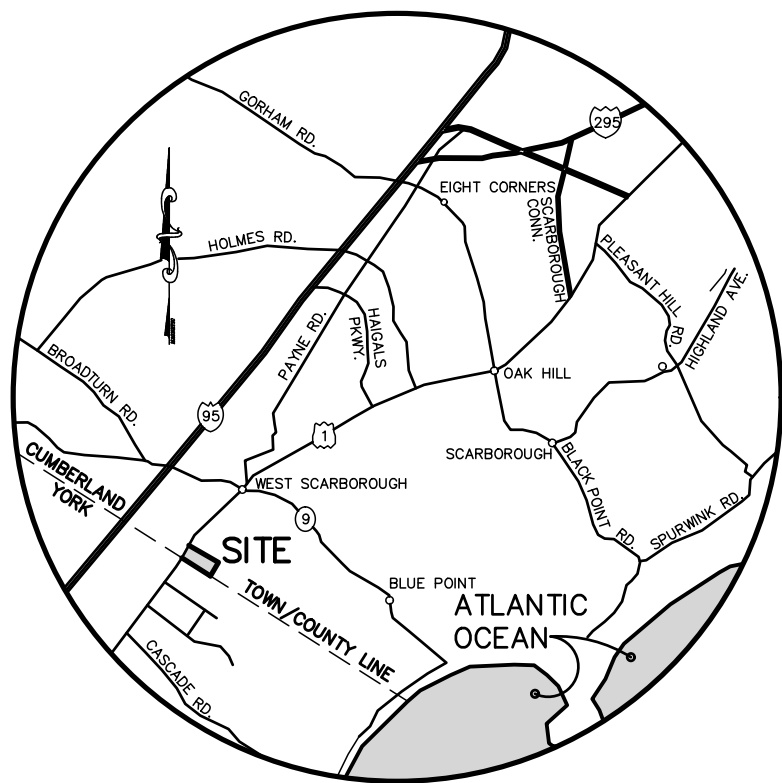
**Item #5**

Jake Brown HVAC requests a sketch plan review for establishment and construction of a contractor business and retail space at 754 U.S. Route 1. The project would involve construction of a 2,016 sq. ft. building with associated parking and stormwater infrastructure to support the HVAC business.

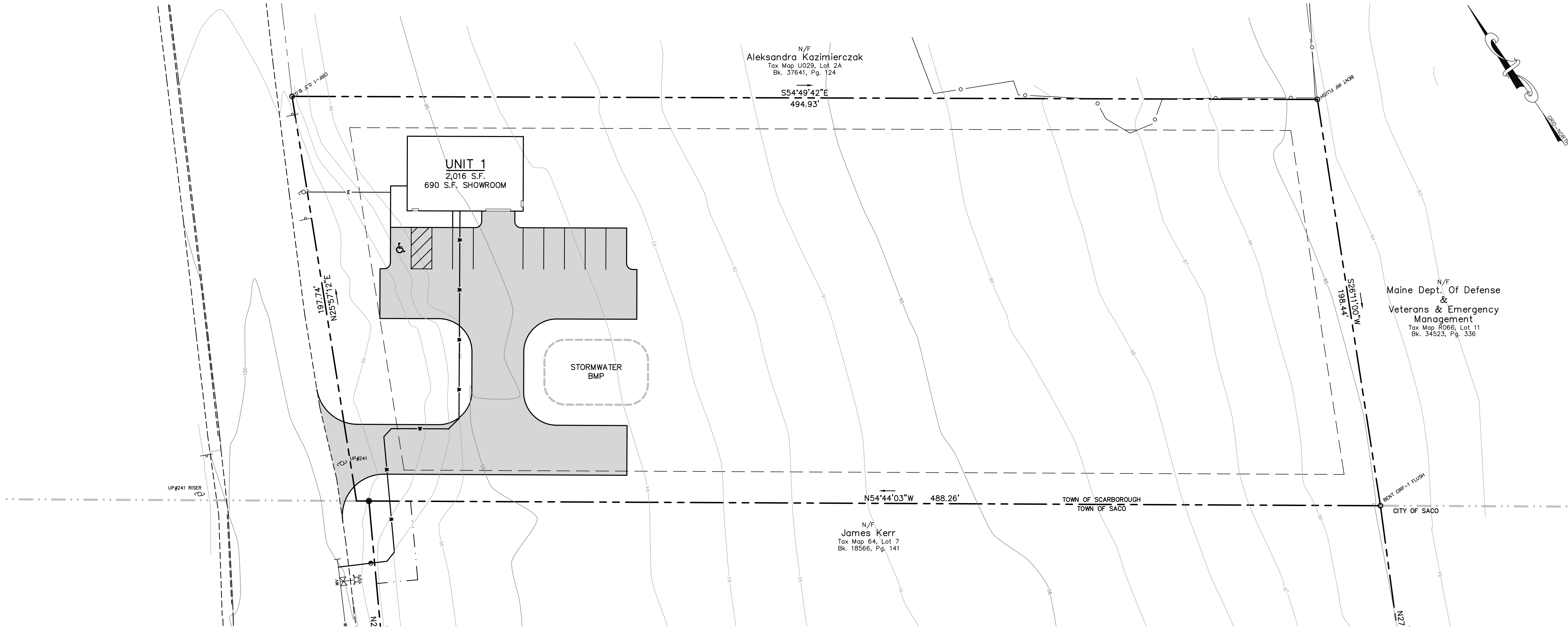
NOTES:

1. OWNER/APPLICANT: JJ BROWN INVESTMENTS LLC  
695 U.S. ROUTE 1  
SCARBOROUGH, MAINE 04074
2. ENGINEER: AUSTIN G. FAGAN PE#16523  
BH2M  
380B MAIN STREET  
GORHAM, MAINE 04038
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
4. WETLAND DELINEATION: MARK HAMPTON  
MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE
5. DEED REFERENCE: BK. 39334, PG. 164
6. LOT AREA: 96,726 S.F. (2.221 ACRES)
7. TAX MAP REFERENCE: MAP U29, LOT 2
8. ZONING: TOWN AND VILLAGE CENTERS FRINGE DISTRICT (TVC3)
9. MINIMUM STANDARDS: NOT SERVED BY PUBLIC SEWER  
MINIMUM LOT AREA - 40,000 S.F.  
FRONTAGE - 200'  
SETBACKS - 25' FRONT (ROUTE ONE),  
15' SIDE AND REAR (25' IF ABUTTING RES. DISTRICT)  
MAX. LOT COVERAGE - 85% (35% BUILDINGS)  
MAX. BUILDING HEIGHT - 45'
10. EXISTING USE: VACANT LOT
11. PROPOSED USE: HVAC BUSINESS - SALES/OFFICE/GARAGE
12. SEWER SERVICE: SUBSURFACE DISPOSAL SYSTEM
13. WATER SERVICE: DRILLED WELL
14. ELECTRIC/TELEPHONE: UNDERGROUND FROM ROUTE ONE
15. ON SITE DEVELOPMENT: AREA OF PROPOSED DISTURBANCE - S.F.  
EXISTING IMPERVIOUS - 0 S.F.  
PROPOSED IMPERVIOUS - S.F.  
AREA OF PROPOSED DEVELOPMENT - S.F.
16. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
17. ON SITE PARKING: RETAIL SALES AND SERVICES - 1/1,000 S.F. OF FA  
FLOOR AREA - 2,016 SF  
PARKING REQUIRED - 3  
PARKING PROVIDED - 8 (1 ADA SPACE)

18. PLAN REFERENCES: A. PLAN TITLED "BOUNDARY SURVEY, U.S. ROUTE ONE, SCARBOROUGH, MAINE", FOR SITE DESIGN ASSOCIATES, DATED OCTOBER 2014, JOB #14024S, BY STATEWIDE SURVEYS, INC.
- B. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP", DATED JANUARY 1999, AND RECORDED IN THE YCRD AS PLAN BOOK 324, PAGE 2.
- C. PLAN TITLED "EIGHTH AMENDED SUBDIVISION PLAN, PARK NORTH AND THE CASCADES" FOR PARK NORTH DEVELOPMENT, LLC, AND RECORDED IN THE YCRD AS PLAN BOOK 398, PAGE 44.
- D. PLAN TITLED "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND TO BE CONVEYED TO CLEVE A. & SUSAN J. WORSTER", DATED APRIL 26, 1995, JOB #5083 BY NADEAU & LODGE PROFESSIONAL LAND SURVEYORS.

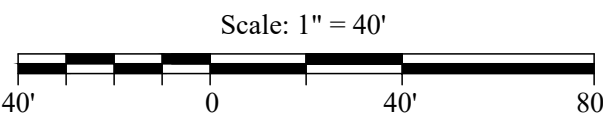


LOCATION MAP  
SCALE: 1" = 2 MILES



SYMBOL	DESCRIPTION
○ IRF / IRP	IRON PIPE/IRON ROD FOUND
●	5/8" IRON ROD TO BE SET
○ U	UTILITY POLE
WV	WATER VALVE
⊗	EXISTING HYDRANT
⊗ A.G./B.G.	ABOVE GROUND/BELOW GROUND SEWER MANHOLE
---	EXISTING EDGE OF PAVEMENT
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
---	SETBACKS
---	PROPOSED SEWER
---	PROPOSED STORM DRAIN
---	EXISTING WATERLINE
---	PROPOSED WATERLINE
---	UNDERGROUND ELECTRIC
N/F	NOW OR FORMERLY

LEGEND



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF SCARBOROUGH PLANNING BOARD.

DATE

CHAIR

ROBERT C. LIBBY JR.

PLS #2190



Barry, Huff, McDonald, Miligan Inc.  
Engineers, Surveyors

380B Main Street  
Gorham, Maine 04038

FOR  
JJ Brown Investments LLC  
695 U.S. Route 1  
Scarborough, Maine 04074

SKETCH PLAN

JAKE BROWN HVAC

U.S. ROUTE 1  
SCARBOROUGH, MAINE

DESIGNED W. Pelkey	DATE April 2022
DRAWN W. Pelkey	SCALE 1" = 20'
CHECKED A. Fagan	JOB. NO. 22082

SHEET

1

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**Item #6**

Evergreen Credit Union requests a sketch plan review for establishment and construction of a bank with a drive through at 617 Route 1. The project would include construction of a 3,156 sq. ft. structure, three drive through lanes, parking, and related site improvements. The proposal would also eliminate the existing curb cut and creation of a right in-right out entrance to facilitate more efficient and safe traffic flows onto Route 1.

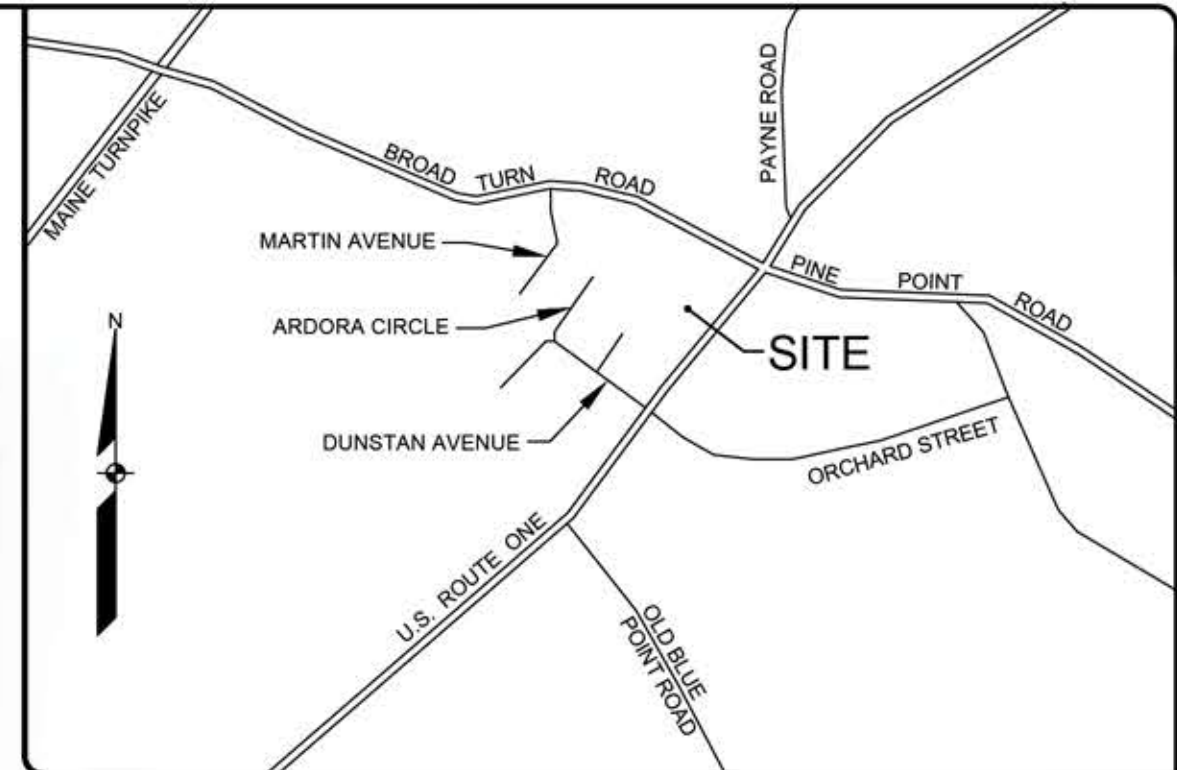
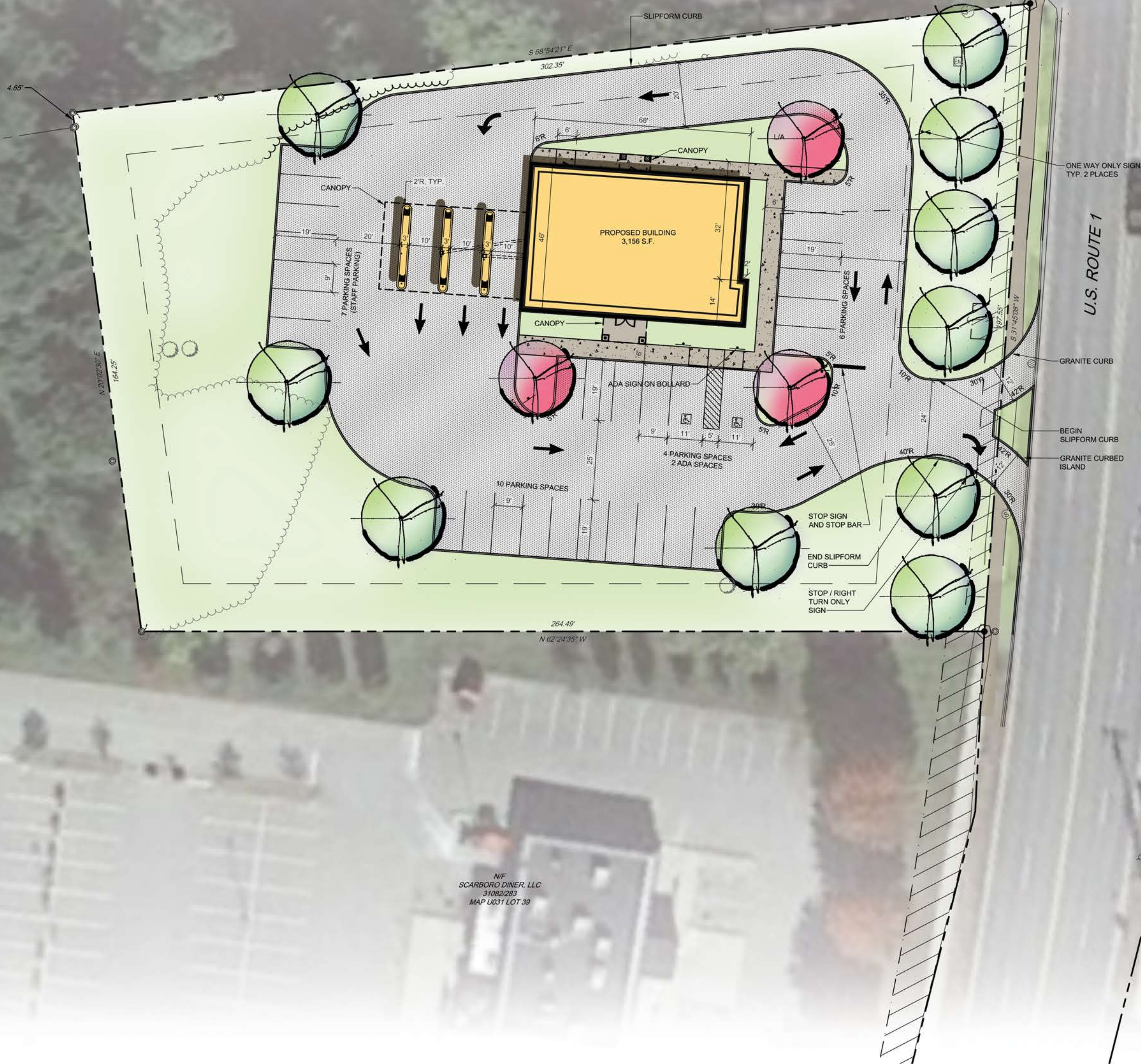




N/F  
SCARBORO DINER, LLC  
31082/283  
MAP U031 LOT 39

N/F  
SCARBORO DINER, LLC  
31082/283  
MAP U031 LOT 39

N/F  
NET LEASE REALTY I, LLC  
33254/215  
33161/154  
MAP U031 LOT 44

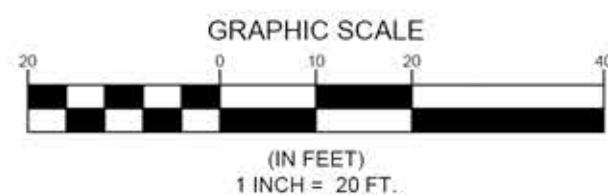


LOCATION MAP

N.T.S.

### GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS ANDREW J. CANDELORE BY DEED DATED MAY 24, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34066, PAGE 261.
- THE PROPERTY IS SHOWN AS LOT 43 ON THE TOWN OF SCARBOROUGH TAX MAP U031 AND IS LOCATED IN THE TOWN AND VILLAGE CENTER (TVC) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE TOWN AND VILLAGE CENTERS (TVC) DISTRICT ARE AS FOLLOWS:  
MINIMUM LOT SIZE: 10,000 SQ. FT.  
MINIMUM STREET FRONTAGE: 200 FEET  
MINIMUM FRONT YARD: 35 FEET  
MINIMUM SIDE YARD: 15 FEET  
MINIMUM REAR YARD: 15 FEET  
MAXIMUM BUILDING HEIGHT: 45 FEET  
MAXIMUM BUILDING COVERAGE: 35%  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 50,883 SQUARE FEET OR 1.17 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN JULY OF 2021.
- PLAN REFERENCES:
  - "DUNSTAN VILLAGE CONDOMINIUM, NORTH STREET, SCARBOROUGH, MAINE FOR JOHN HARMON", DATED JUNE 26, 1989 BY RICHARD MANTHORNE. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 182, PAGE 40.
  - "SURVEY AND PLAN FOR SHELL OIL CO. BY GUY R. ALLEN, TOWN OF SCARBOROUGH, CUMBERLAND COUNTY, STATE OF MAINE" DATED JUNE 19, 1972. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 92, PAGE 10.
  - "EXISTING CONDITIONS PLAN ROCKN ROLL DINER, 623 U.S. ROUTE 1, SCARBOROUGH, ME 04074 FOR MIKE GLAUDE, 1 SARATOGA LANE, SCARBOROUGH, ME 04074" DATED NOVEMBER 3, 2006 AND REVISED THROUGH DECEMBER 21, 2006 BY NORTHEAST CIVIL SOLUTIONS, PROJECT NUMBER 29169.
  - "SUBDIVISION AND SITE PLAN OF BURNHAM VILLAGE, BROADTURN ROAD, SCARBOROUGH, MAINE FOR RECORD OWNER: BURNHAM VILLAGE, LLC, P.O. BOX 2087, SCARBOROUGH, MAINE 04070-2087" DATED FEBRUARY 2, 2015 AND REVISED THROUGH APRIL 27, 2015 BY SEBAGO TECHINCS, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 215, PAGE 459 AND PAGE 460.
  - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "1", SCARBOROUGH, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. R-8-0128(1)" DATED NOVEMBER 1981, D.O.T. FILE NO. 3-392. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 137, PAGE 47.
  - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION 16 STATE HOUSE STATION, AUGUSTA, ME 04333-0016 RIGHT OF WAY MAP - U.S. ROUTE 1, U.S. ROUTE 1, SCARBOROUGH, CUMBERLAND COUNTY, SIDEWALK IMPROVEMENTS" DATED APRIL 3, 2008, D.O.T. FILE NO. 3-535, BY GORRILL-PALMER. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 208, PAGE 405.
  - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION 16 STATE HOUSE STATION, AUGUSTA, MAINE 04333-0016 RIGHT OF WAY MAP STATE HIGHWAY "1" U.S. ROUTE 1 & BROADTURN ROAD SCARBOROUGH CUMBERLAND COUNTY FEDERAL AID PROJECT NO. STP-1207(900X)" DATED APRIL 2005, D.O.T. FILE NO. 3-512. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 208, PAGE 287.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:  
BM-1 HORIZONTAL SPIKE IN UTILITY POLE 235 S ELEVATION: 66.26 (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCARBOROUGH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230052 0020 D, HAVING AN EFFECTIVE DATE OF JUNE 19, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE C, AREAS OF MINIMAL FLOODING.
- SEE EASEMENT DEED OF ANDREW CANDELORE AND SANDRA K. CANDELORE TO NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC AND CENTRAL MAINE POWER COMPANY DATED SEPTEMBER 4, 2008 AND RECORDED IN THE CCRD IN BOOK 26340, PAGE 297 REGARDING THE EASEMENT FOR UTILITY POLE 235S.
- REFERENCE IS MADE TO CCRD BOOK 4918, PAGE 27 DATED FEBRUARY 9, 1982 REGARDING THE NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE BY ITS DEPARTMENT OF TRANSPORTATION FOR U.S. ROUTE ONE IN THIS LOCATION.
- THIS EASEMENT IS PRESUMED TO BE EXTINGUISHED WITH THE MERGING OF THE PROPERTIES INTO A COMMON OWNERSHIP UNDER ANDREW J. CANDELORE.
- REFERENCE IS MADE TO EASEMENT DEED FROM ANDREW CANDELORE TO THE TOWN OF SCARBOROUGH DATED JULY 31, 2008 AND RECORDED AT THE CCRD IN BOOK 26324, PAGE 86 REGARDING A PERMANENT SIDEWALK EASEMENT OVER PROPERTY DESCRIBED IN CCRD BOOK 11707, PAGE 215. REFERENCE IS MADE TO EASEMENT DEED FROM ANDREW CANDELORE AND SANDRA K. CANDELORE TO THE TOWN OF SCARBOROUGH DATED AUGUST 5, 2008 AND RECORDED AT THE CCRD IN BOOK 26324, PAGE 106 REGARDING A PERMANENT SIDEWALK EASEMENT OVER PROPERTY DESCRIBED IN CCRD BOOK 15214, PAGE 315. THE AREA OF THE PERMANENT SIDEWALK EASEMENT OVER THE LOCUS PROPERTY IS APPROXIMATELY 1,259 SQUARE FEET, PLAN REFERENCE 6F SHOWS APPROXIMATELY 1,326 SQUARE FEET.
- NO EASEMENT DEED FOUND FOR UTILITY POLE AND OVERHEAD LINES ALONG THE NORTHERLY SIDE OF THE EXISTING HOUSE ON THE LOCUS PROPERTY.
- THE EXISTING STOCKADE FENCE APPEARS TO BE OWNED BY THE ADJUTING LAND OWNER, NET LEASE REALTY I, LLC.



SKETCH PLAN  
OF  
LOT 43, TAX MAP U031

U.S. ROUTE 1  
SCARBOROUGH, ME 04074

FOR:  
GAWRON TURGEON ARCHITECTS, PC

29 BLACK POINT ROAD  
SCARBOROUGH, ME 04074

DESIGNED	AKT
DRAWN	DAB
CHECKED	CAB
DATE	04/07/2022
SCALE	1" = 20'
PROJECT	21609-01

SHEET 1 OF 1

21609-01 SK.dwg, Tab:1 SKETCH PLAN

**SEBAGO**  
T E C H N I C S  
WWW.SEBAGOTECHINCS.COM  
75 John Roberts Rd.  
Sullivan, IA  
South Portland, ME 04106  
Tel: 207-200-2100

SKETCH PLAN  
OF  
LOT 43, TAX MAP U031  
U.S. ROUTE 1  
SCARBOROUGH, ME 04074  
FOR:  
GAWRON TURGEON ARCHITECTS, PC  
29 BLACK POINT ROAD  
SCARBOROUGH, ME 04074

DESIGNED	AKT
DRAWN	DAB
CHECKED	CAB
DATE	04/07/2022
SCALE	1" = 20'
PROJECT	21609-01

SHEET 1 OF 1

PROGRESS  
PRINT

NOT FOR  
CONSTRUCTION

REV.	BY	DATE	STATUS	ISSUED FOR SKETCH PLAN REVIEW
A	CAB	04/29/2022	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.				

**SEBAGO**  
T E C H N I C S  
WWW.SEBAGOTECHINCS.COM  
75 John Roberts Rd.  
Sullivan, IA  
South Portland, ME 04106  
Tel: 207-200-2100

SKETCH PLAN  
OF  
LOT 43, TAX MAP U031  
U.S. ROUTE 1  
SCARBOROUGH, ME 04074  
FOR:  
GAWRON TURGEON ARCHITECTS, PC  
29 BLACK POINT ROAD  
SCARBOROUGH, ME 04074

DESIGNED	AKT
DRAWN	DAB
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DATE	04/07/2022
SCALE	1" = 20'
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SHEET 1 OF 1

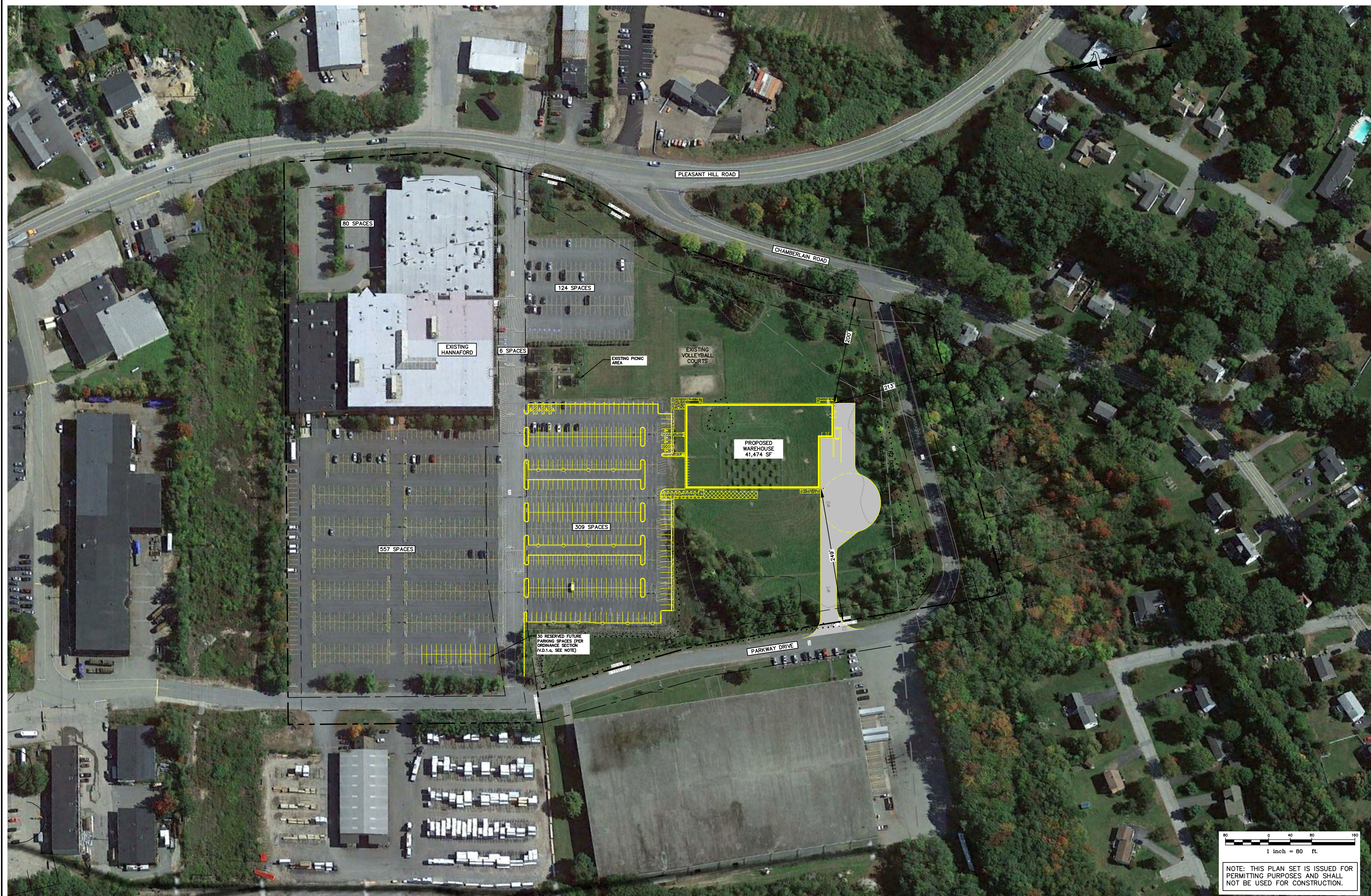


**Item #7**

Hannaford Bros. requests a sketch plan review for establishment and construction of an e-commerce warehouse located adjacent to the existing Hannaford corporate office on Pleasant Hill Road. The project would involve construction of a 41,474 sq. ft. order fulfillment facility at 145 Pleasant Hill Road. The primary purpose of the facility would be for storing and facilitating orders placed online by customers and supplementing Hannaford's existing "Hannaford To Go" service. Customers will not pick up orders at this facility, and delivery vans would be used for same day delivery.



U:\3950 - Ecommerce Facility - Scarborough ME\3 - CAD\DWG\3950-SP-B.dwg 4/29/2022 3:20 PM



Rev.	Date	Revision

SKETCH PLAN SUBMISSION	5/2/22	DER
Issued For	Date	By

Design: —	Draft: CG	Date: APRIL 2022
Checked: DER	Scale: 1"=80'	Job No.: 3950
File Name: 3950-SP-B.dwg		
This plan shall not be modified without written permission from Gorrill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrill Palmer..		



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www.gorrillpalmer.com  
207.772.2515  
707 Sables Oaks Drive - Suite 30  
South Portland, ME 04106

Drawing Name:	Overall Conceptual Site Plan
Project:	Ecommerce/Micro Fulfillment Center Pleasant Hill Road, Scarborough, Maine
Client:	Hannaford Bros. Co., LLC 145 Pleasant Hill Road, Scarborough, Maine 04074

Drawing No.  
**C100**



**Item #8**

REDICO requests a site plan amendment review for a previously Planning Board approved project in the Town Center Residential District at The Downs. The project would change the approved architecture of the buildings to include peaked roofs and other features, but maintain the approved building and site layout. The property is located at the intersection of Scarborough Downs Road and Hackamore Avenue and further identified as Tax Assessor's Map R55, Lot 34.



# BEFORE



**REDICO**

AMERICAN HOUSE AT THE DOWNS  
SCARBOROUGH, MAINE

ORIGINAL

VIEW FROM SOUTHWEST

01.28.2022

**MYEFSKI**  
ARCHITECTS  
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**REDICO**

AMERICAN HOUSE AT THE DOWNS  
SCARBOROUGH, MAINE

VIEW FROM SOUTHWEST

01.28.2022

**MYEFSKI**  
ARCHITECTS  
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**Item #9**

Riverbank, LLC requests a site plan amendment review for a project that would demolish an existing building and construct a new commercial structure at 370 Route 1. The project would involve construction of a 5,500 sq. ft. single story building with two units of leasable commercial space. The proposal also would eliminate the length of the existing curb cut by only allowing access through the western entrance to the site.



GENERAL NOTES:

1. SITE AREA:

40,975 SF OR 0.94 ACRES
2. OWNER/ :

RIVERBANK L.L.C.| BREWSTER HARDING  
207 COMMERCIAL STREET  
PORTLAND, ME 04101
3. ZONING DISTRICT:

B-3 GENERAL BUSINESS AND STREAM PROTECTION OVERLAY ZONE
4. PARCEL IS SHOWN AS LOT 044 ON THE TOWN OF SCARBOROUGH ASSESSORS MAP U039.
5. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28397, PAGE 229.
6. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	10,000 SF	40,975 SF
MINIMUM STREET FRONTAGE:	200 FEET	326 FEET
FRONT YARD SETBACK:	35 FEET	35 FEET
REAR/SIDE YARD SETBACK:	15 FEET	<15 FEET
MAX. BUILDING COVERAGE:	50%	15%
MAX. BUILDING HEIGHT:	45 FEET	17 FEET
*MAX BLDG HT. W/IN STREAM SETBACK	20 FEET	
7. EXISTING BUILDING FOOTPRINT:

5,700 SF

PROPOSED BUILDING FOOTPRINT:

5,500 SF
8. PROPOSED IMPERVIOUS:

21,350 SF

EXISTING IMPERVIOUS:

23,425 SF

NEW IMPERVIOUS:

2,075 LESS SF
9. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY OF FUTURE VISIONS REALTY PROPERTY, 370 US ROUTE ONE, SCARBOROUGH, MAINE" PREPARED BY SEBAGO TECHNICS DATED 7-25-15.
10. OFF-STREET PARKING REQUIREMENTS:

USE:

OFFICE/RETAIL SALES & SERVICE

REQUIRED:

4 SPACES/1,000 SF G.L.A. (GROSS LEASE-ABLE AREA)

OFFICE:

2,500 GLA

OFFICE REQUIRED:

10 PARKING SPACES

USE:

RESTAURANT

REQUIRED:

1 SPACE/4 SEATS, 1 SPACE/2 BAR SEAT, 1/2 EMPLOYEES, 1/60 SF STANDING SPACE

RESTAURANT:

3 EMPLOYEES, 54 SEATS, 5 COUNTER/BAR SEATS.

RETAIL STANDING SPACE:

240 SF+/-

RESTAURANT REQUIRED:

22 PARKING SPACES

TOTAL PROPOSED:

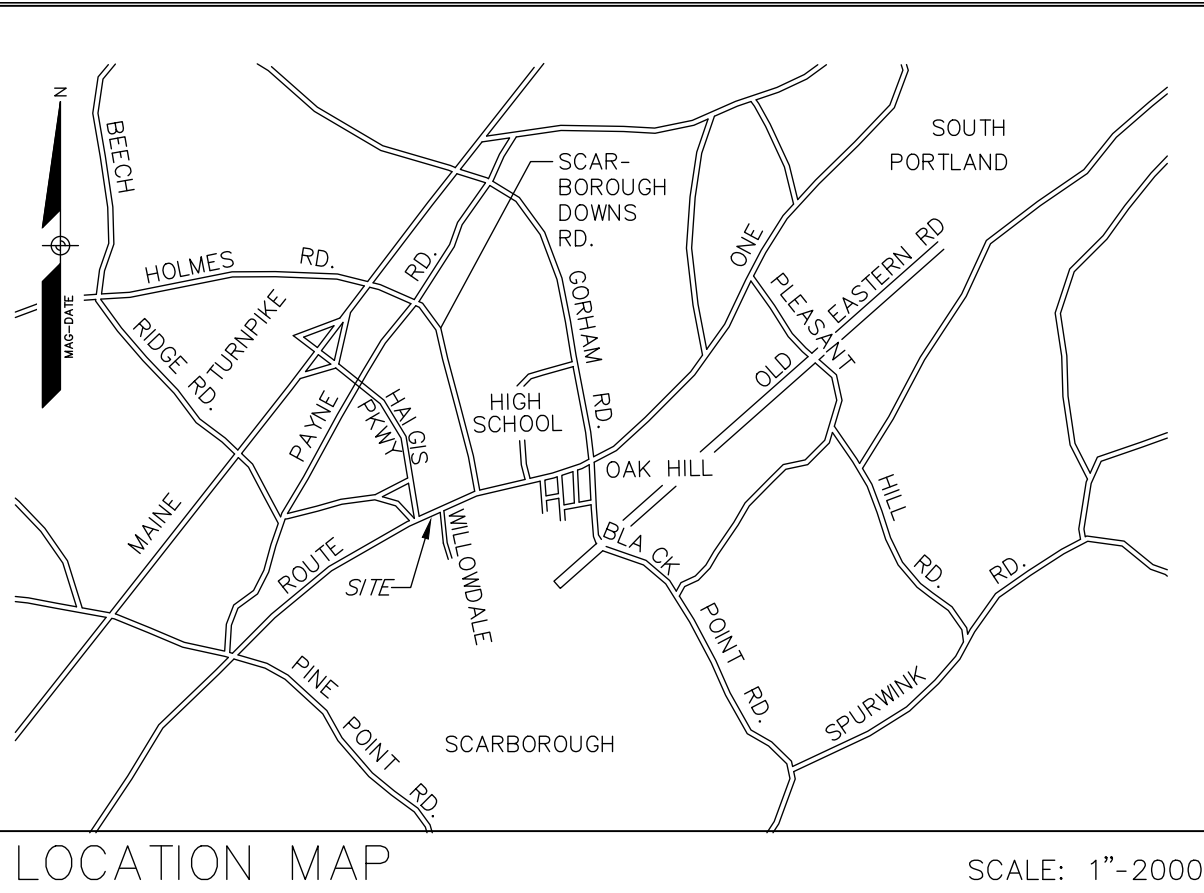
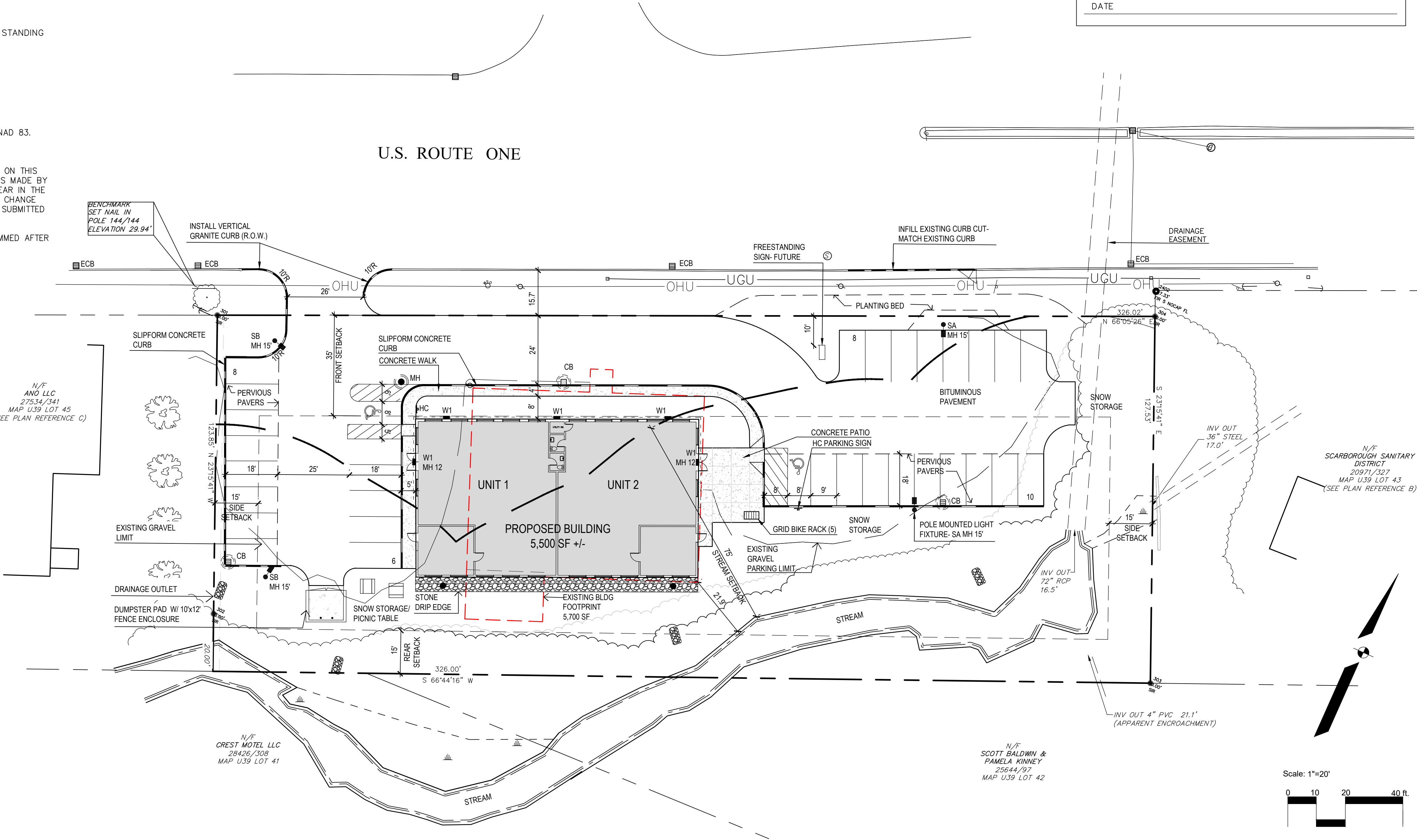
32 VEHICLE PARKING SPACES  
(INCLUDING 2 HANDICAP ACCESSIBLE SPACES)
11. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, 1802-NAD 83.
12. ELEVATIONS ARE BASED ON NAV88 BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
13. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AN APPROVED BY THE PLANNING BOARD.
14. SITE LIGHTING SHALL BE INSTALLED WITH MOTION SENSORS OR TIMERS AND SHALL BE DIMMED AFTER THE CLOSE OF BUSINESS.

LIGHTING SCHEDULE

KEY	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
SA	2	BEACON	VP-1-36L-55-3K7-4W-WHT	VIPER WITH PHOTO CONTROL DIMMER
SB	2	BEACON	VP-1-36L-55-3K7-4F-WHT	VIPER WITH PHOTO CONTROL DIMMER
W1	6	HUBBEL	GEO1-24L-20-3K7-4-UNV	WALL MOUNT W/ PHOTO CONTROL DIMMER

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
IRON PIPE		
GRANITE CURB		
CATCHBASIN		
DRAINAGE MANHOLE		
WATER SHUT OFF		
UTILITY POLE		
TREE LINE		
SETBACK LINE		
OVERHEAD UTILITIES		
DECIDUOUS TREE		
EVERGREEN TREE		
LIGHT FIXTURE		
SIGN		
RIP RAP		



TOWN OF SCARBOROUGH  
PLANNING BOARD SITE PLAN APPROVAL

CHAIRMAN

DATE

LICENSED LANDSCAPE ARCHITECT  
SARAH E. MISNER  
No. 3657  
STATE OF MAINE

Sashie Misner  
Landscape  
Architecture llc  
www.landandplay.com | 207-406-0734

370 U.S. Route One  
SCARBOROUGH, MAINE

REVISIONS		
#	DATE	DESCRIPTION

DATE:	4-25-22
PROJECT #	211215
DRAWN BY:	SEM
CHECKED BY:	
DRAWING SCALE	1" = 20'

SITE PLAN

L101

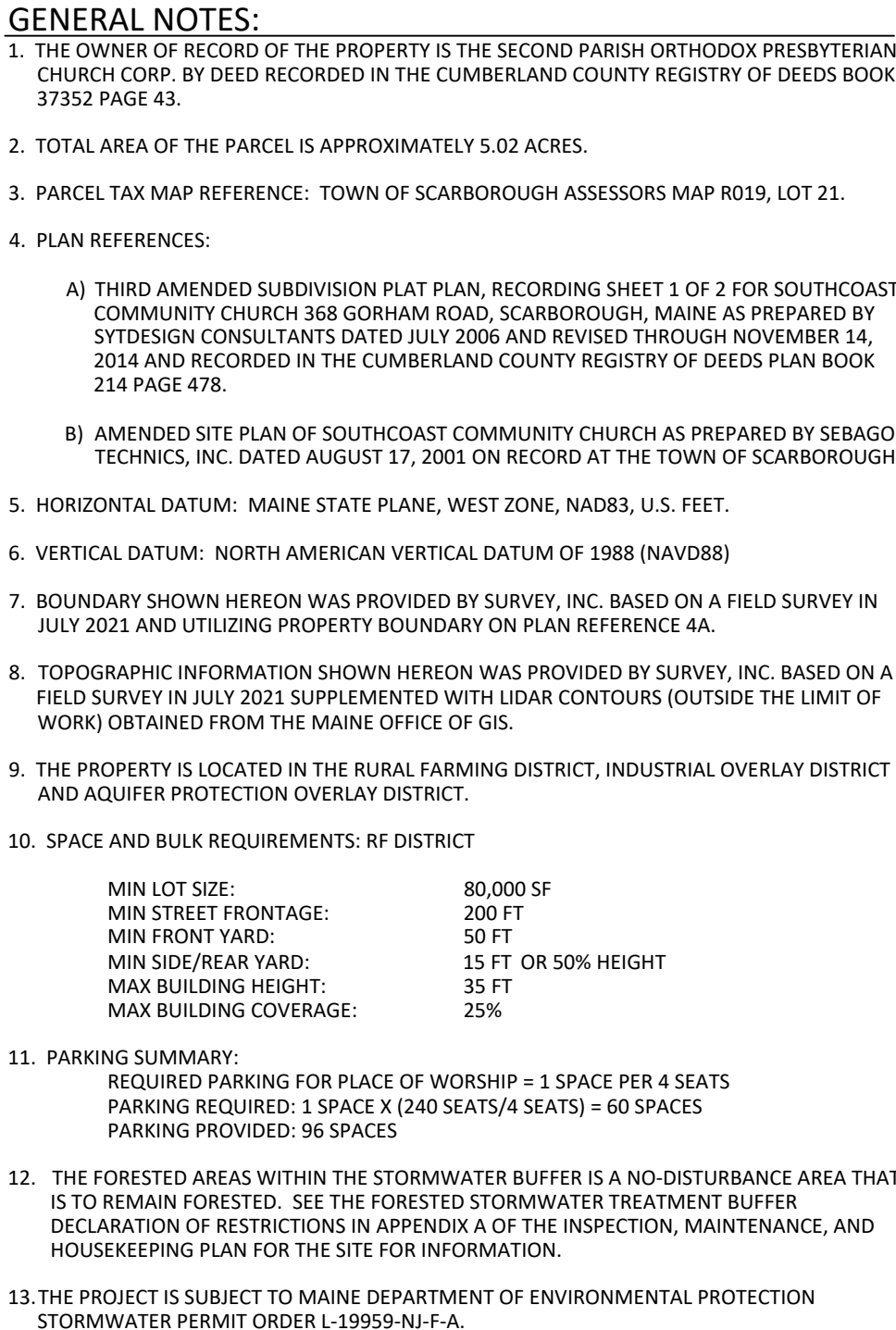
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DOCUMENT WITHOUT WRITTEN PERMISSION  
OF SASHIE MISNER LANDSCAPE  
ARCHITECTURE IS PROHIBITED.



**Item #10**

Second Parish Orthodox Presbyterian Church requests a site plan amendment for a proposed building expansion at 368 Gorham Road. The expansion would include an approximately 1,500 sq. ft. building addition to provide additional space in the sanctuary, storage in the fellowship hall, and expanded bathrooms. The construction would also include stamped concrete patios and walkways.





CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	68.06'	325.00'	11° 59' 55"	S44° 24' 27"W	67.94'
C2	31.83'	375.00'	4° 51' 48"	N47° 58' 31"E	31.82'
C3	41.48'	385.00'	6° 10' 23"	N42° 27' 29"E	41.46'

APPROVED - SCARBOROUGH PLANNING BOARD:

CHAIRPERSON	DATE

**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	10-12-21	JRH	ISSUED FOR MDEP REVIEW
B	1-21-22	JRH	REVISED STORMWATER BUFFER
C	4-25-22	JRH	ISSUED FOR TOWN REVIEW










**SITE PLAN**

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**GORHAM ROAD CHURCH EXPANSION**  
388 GORHAM ROAD  
SCARBOROUGH, MAINE

FOR:  
**SECOND PARISH ORTHODOX PRESBYTERIAN CHURCH**  
388 GORHAM ROAD  
SCARBOROUGH, MAINE 04074

21041 JOB NUMBER:
1" = 30' SCALE:
4-25-2022 DATE:
SHEET 4 OF 6
S-1

LEGEND		
EXISTING		PROPOSED
=====	PROPERTY LINE/R.O.W.	=====
=====	ABUTTER PROPERTY LINE	=====
=====	SETBACK	=====
=====	EASEMENT LINE	=====
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
=====	BUILDING	=====
=====	EDGE OF PAVEMENT/CURB	=====
=====	EDGE OF CONCRETE	=====
=====	SIGN	=====
---200'--- ---201'---	CONTOUR LINE	
	TREELINE	
=====	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	DRAIN MANHOLE	
	WELL	
	STORMWATER TREATMENT BUFFER	

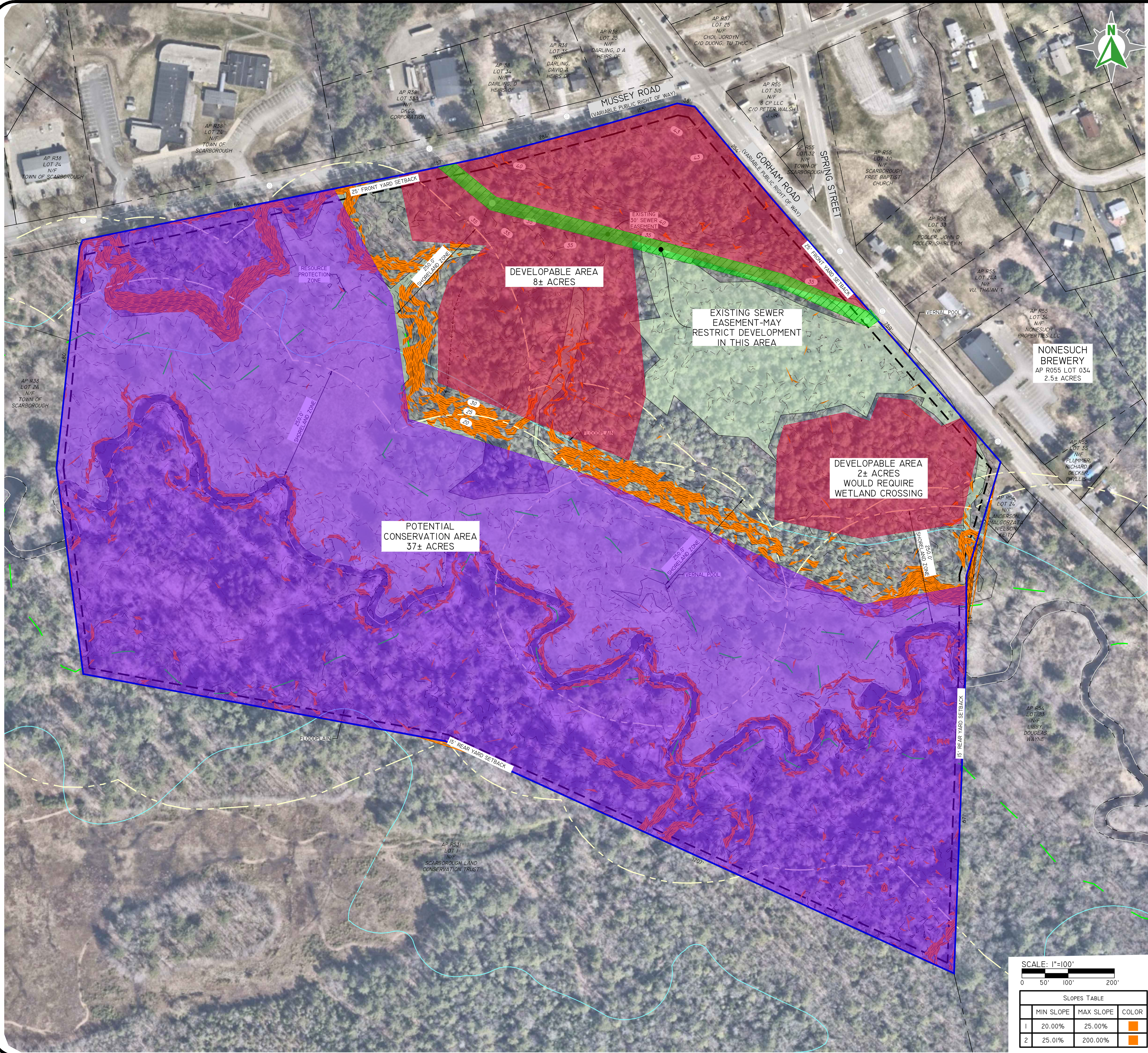


**Item #11**

AR Building requests a site inventory & analysis review for a 57 acre parcel located at 35 Mussey Road. The site inventory and analysis is the first of three steps in the Planned Development process outlined in Section VII.E. of the Zoning Ordinance. It includes review of a detailed analysis for existing conditions on site, opportunities and constraints these conditions create, and factors that must be addressed in the development review process. The site inventory and analysis will be followed by a Master Plan and then a formal Site Plan and/or Subdivision application, all of which require Planning Board review.



Z:\CEHMAN\PROJECTS\0425-001 MUSSEY ROAD\AUTOCAD DRAWINGS\0425-001-HSTR-SKETCH PLAN.DWG PLOTTED: 4/25/2022



GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF SCARBOROUGH, ME ASSESSOR'S PLAT R038 LOT 001.
- THE SITE IS APPROXIMATELY 57± ACRES AND IS ZONED TVC3, RF, RP.
- THE OWNER OF AP R038 LOT 001 IS: BROWN, TERRANCE C ET AL  
P.O BOX 7022  
SCARBOROUGH, ME 04070
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 2300520005D, MAP REVISED JUNE 19, 1985.
- THE SITE IS WITHIN A:  
SHORELAND ZONING OVERLAY
- SURVEY AND WETLANDS PROVIDED FROM SEBAGO TECHNICS, 75 JOHN RPBERTS RD, SUITE 4A SOUTH PORTLAND, ME
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE 1 & 2 BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER
- THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE MAINE DEP AND TOWN OF SCARBOROUGH REQUIREMENTS.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	TVC3	RF	MULTIFAMILY PROVIDED
MINIMUM LOT AREA:	40,000 SF	80,000 SF	1429,627 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'	1358'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	50'	49' ±
MINIMUM SIDE YARD:	15'	15'	815' ±
MINIMUM REAR YARD:	15'	15'	788' ±
MAXIMUM STRUCTURE HEIGHT:	45'	35'	<35'
MAXIMUM BUILDING COVERAGE:	35%	25%	5.5%
MAXIMUM LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES:	85%	N/A	20%

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- RESOURCE PROTECTION ZONE
- WETLAND LINE & HATCH
- 250' SHORELAND PERIMETER
- FLOODPLAIN LINE
- POTENTIAL CONSERVATION AREA
- DEVELOPABLE AREA
- SEWER EASEMENT

SITE ANALYSIS PLAN

MUSSEY ROAD  
ASSESSOR'S PLAT R038 LOT 001  
SCARBOROUGH, MAINE

PREPARED FOR:  
AR BUILDING COMPANY  
310 SEVEN FIELD BLVD, SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16046  
TEL 724-741-7207

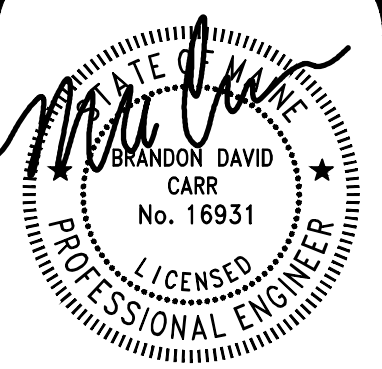
SHEET 5 OF 5

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE READING AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

0	04/22/2022	S.I.B. S.A. SUBMISSION	K.P.R.	DESIGN BY: B.D.C.
1	04/22/2022	PLAN SUBMISSION	B.D.C.	
2	04/22/2022	DESCRIPTION	B.T.	



DiPrete Engineering

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



**Item #12**

Able Projects, LLC requests a site inventory & analysis review for a 17 acre parcel located at 69 Holmes Road. The site inventory and analysis is the first of three steps in the Planned Development process outlined in Section VII.E. of the Zoning Ordinance. It includes review of a detailed analysis for existing conditions on site, opportunities and constraints these conditions create, and factors that must be addressed in the development review process. The site inventory and analysis will be followed by a Master Plan and then a formal Site Plan and/or Subdivision application, all of which require Planning Board review.



