



## ***AGENDA***

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

**Regular Meeting – 6:30 PM**

**Monday, June 6, 2022**

#### **TO VIEW JUNE 6 PLANNING BOARD MEETING (YouTube – VIEW ONLY):**

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

#### **TO ATTEND JUNE 6 PLANNING BOARD MEETING (ZOOM):**

<https://scarboroughmaine.zoom.us/j/88911558731>

**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 (May 16, 2022)**
- 5. The Planning Board will conduct a Public Hearing to receive comment on amendments to the Official Zoning Ordinance to modify Sections IV. Administration and VI. Definitions to include language regarding “Manufactured Homes & Manufactured Housing.”\***
- 6. The Planning Board will conduct a Public Hearing to receive comment on amendments to the Official Zoning Ordinance to modify Section VI. Definitions to include language regarding “Workforce Housing.”\***
- 7. The Planning Board will conduct a Public Hearing to receive comment on proposed amendments to the Official Zoning Map to modify the boundaries of the R-2 Zoning District in the Highland Avenue area. This change would apply to Assessor’s Map R80, Lots 12, 13, 15, 15A, 23A, and 24.\***

8. The Sprague Corporation is requesting an advisory opinion on a Miscellaneous Appeal to the Zoning Board of Appeals to use an existing grass/sod parking area as off street parking for Scarborough Beach State Park. The property is further identified as 395 Black Point Road, Assessor's Map R103, Lot 17.\*
9. Sonnenschein Realty, LLC Requests a site plan amendment review for conversion of a temporary parking area to permanent status, landscaping revisions, addition of fencing on site, and pedestrian circulation at Portland Volvo. The property is further identified as 9 U.S. Route 1, Assessor's Map U50, Lot 18\*.
10. 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.\*
11. Staff Report
12. Administrative Amendment Report
13. Minor Development Reviews (Staff Review)
14. Correspondence
15. Planning Board Comments
16. Adjournment

\*Public comment will be allowed on this item.

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

**Item #5**

The Planning Board will conduct a public hearing to receive comment on proposed amendments to the Official Zoning Ordinance to modify Section IV. Administration and VI. Definitions to include language regarding “Manufactured Homes & Manufactured Housing”.

## **Chapter 405 – Scarborough Zoning Ordinance Proposed Amendments**

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance of the Town of Scarborough, Maine, amended as follows (additions in underline, deletions in ~~strikeout~~):

### **SECTION IV. ADMINISTRATION**

#### **J. SPECIAL PERMIT FOR MOBILE HOME CONVERSION**

**1.** Notwithstanding any provisions in this Ordinance to the contrary, the Zoning Board of Appeals may, upon written request by the applicant and subsequent to a public hearing held in conformance with the requirements of Section V, C of this Ordinance, issue a Special Permit to allow an existing dwelling to be replaced with an individual mobile home. Such a permit may be issued only after an affirmative finding by the Board of Appeals that:

- a.** The existing dwelling is uninhabitable due to structural deterioration and unsanitary conditions. Such a finding can only be made after reports are received from the Building Inspector, Electrical Inspector, Plumbing Inspector, and Health Officer, which reports shall identify with specificity the structural deterioration and unsanitary conditions observed at the dwelling. Other investigations may be requested by the Board;
- b.** Written evidence has been presented confirming that the applicant has made diligent efforts to obtain financing from local lending institutions, including, where available, federal or state sponsored programs, and that the financing of necessary repairs or replacement with conventional housing cannot be obtained by the applicant; and the applicant is unable to purchase conventional housing for construction at the site; and
- c.** The applicant is the owner in fee of the real estate upon which the mobile home is to be placed, and shall also be the occupant of the proposed mobile home.

**2.** Any Special Permit issued pursuant to this section shall be made subject to the following conditions:

- a.** The structure to be replaced shall be removed or demolished within 30 days after the mobile home is placed on the parcel and ready for occupancy;
- b.** The placement of manufactured (mobile) home shall comply fully with the siting and construction standards of Section XIII of this Ordinance.
- ~~**c.** The mobile home to be placed on the parcel shall conform to all applicable requirements of the Scarborough Building Code in effect at the time of the mobile home's location;~~
- ~~**d.**~~ **c.** The Special Permit to the applicant is in no way to be construed as passing to heirs by death, or passing by will, gift or sale of property.

**3.** The Board of Appeals shall accept public input prior to making a final decision regarding the application. However, no public comment shall be permitted regarding the applicant's personal finances and financial status. In analyzing the applicant's financial statements the Board shall secure assistance of counsel or other person qualified to advise the Board.

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## SECTION VI. DEFINITIONS

### **~~Approved Mobile Home:~~**

~~A factory built housing unit constructed after June 15, 1976 which the manufacturer certifies as constructed in compliance with the United State Department of Housing and Urban Development standards, meaning a structure, transportable in one or more sections, which, in the traveling mode, is 14 body feet or more in width and is 750 or more square feet in area, and which is built on permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, including the plumbing, heating, air conditioning, and electrical systems contained therein; and which does not comply with the definition of a manufactured housing unit. This definition shall apply whether or not the unit is placed on a permanent foundation.~~

### **Manufactured Housing Unit:**

~~An “approved mobile home” constructed after June 15, 1976 which complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 and complies with the additional standards listed below or a modular home constructed after January 1, 1984 which complies with the State of Maine’s Manufactured Housing Act and Regulations and complies with the additional standards:~~

- ~~1. The unit is constructed with a roof having a pitch of 3 in 12 or greater.~~
- ~~2. The roof is covered with asphalt or fiberglass composition shingles or approved wood shingles or shakes.~~
- ~~3. The exterior wall surfaces are covered with materials similar to traditional site-built housing units. These materials may include clapboards such as conventional vinyl or metal siding, wood shingles or shakes or similar materials, but shall not include smooth ribbed or corrugated metal or plastic panels, except as permitted above.~~
- ~~4. The minimum horizontal dimension of the unit as installed on the site is 14 feet.~~
- ~~5. The minimum floor area of the unit shall be 750 square feet.~~

Manufactured housing unit means a structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. The term includes any type of building that is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. For purposes of this section, 2 types of manufactured housing are included. Those 2 types are:

(1) Those units constructed after June 15, 1976, commonly called "newer mobile homes," that the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures transportable in one or more sections, that in the traveling mode are 14 body feet or more in width and are 750 or more square feet, and that are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities including the plumbing, heating, air conditioning or electrical systems contained in the unit.

(a) This term also includes any structure that meets all the requirements of this subparagraph except the size requirements and with respect to which the

manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Section 5401, et seq.; and

(2) Those units commonly called "modular homes" that the manufacturer certifies are constructed in compliance with Title 10, chapter 951, and rules adopted under that chapter, meaning structures, transportable in one or more sections, that are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air-conditioning or electrical systems contained in the unit.

Notwithstanding any other provision in this Ordinance to the contrary, any modular home that meets construction standards for state-certified manufactured homes adopted pursuant to Title 10, section 9042 are allowed in all zones where other single-family homes are allowed.

Manufactured housing on individual lots must also meet the following standards:

- (1) The unit is constructed with a roof having a pitch of 3 in 12 or greater.
- (2) The roof is covered with asphalt or fiberglass composition shingles or approved wood shingles or shakes.
- (3) The exterior wall surfaces are covered with materials similar to traditional site-built housing units. These materials may include clapboards such as conventional vinyl or metal siding, wood shingles or shakes or similar materials, but shall not include smooth ribbed or corrugated metal or plastic panels, except as permitted above.
- (4) The minimum horizontal dimension of the unit as installed on the site is 14 feet.
- (5) The minimum floor area of the unit shall be 750 square feet.

**Mobile Home:**

~~Mobile home shall mean any dwelling so constructed as to permit its being placed on a public street or highway.~~

**Manufactured Housing Community:**

~~Mobile home park shall mean a plot of land laid out to accommodate 25 or more mobile homes and which for the purpose of this Ordinance shall be regarded as a subdivision and subject to all applicable State and local codes and ordinances.~~ Manufactured housing community shall mean a parcel of land under unified ownership approved by the municipality for the placement of three (3) or more manufactured homes.

**Manufactured Housing Community Lot:**

Manufactured housing community lot shall mean the land on which an individual home and any appurtenant structures or additions, is situated within a manufactured housing community and which is reserved for use by the occupants of that home. Such lots shall be designated on the plan for a manufactured housing community.

## **Section IX. Performance Standards**

### **Y. Manufactured Housing Communities**

- (1) Each Manufactured Housing Community lot shall be at least 30 feet wide by 70 feet long and all such spaces shall be clearly defined on the ground by appropriate markers.
- (2) Lots in a Manufactured Housing Community shall be arranged in rows so that each manufactured home shall face and abut on a driveway or clear unobstructed space that provides access to a public street or privately owned road within a Manufactured Housing Community.
- (3) No manufactured home shall be permitted to park closer than 5 feet to the side lines which define the manufactured housing community lot, nor shall it be parked so that it is closer than 10 feet to any other manufactured home or to any building not on the same manufactured housing community lot.
- (4) The minimum lot area for Manufactured Housing Community lots shall be at least 2,100 square feet.
- (5) A Manufactured Housing Community must comply with the setback requirements that are applicable in the underlying zoning district.
- (6) Any proposed expansion of a Manufactured Housing Community must obtain either a conditional use approval in zoning districts where a Manufactured Housing Community is a conditional use, or approval through a miscellaneous appeal in zoning districts that do not permit Manufactured Housing Community.
- (7) A Manufactured Housing Community shall comply with the provisions of Chapter 1019.

To: Planning Board  
From: Jay Chace, Planning Director  
Date: May 24, 2022

**RE: Manufactured Housing Ordinance Amendments, Public Hearing**

The Ordinance Committee has initiated a review of the Town's ordinances related to manufactured housing in an attempt to modernize and update the current antiquated provisions. The Planning Dept. has worked with Town Attorney, Zoning Administrator, Town Clerk and Tax Assessor to develop the proposed amendments.

The result is the proposed repeal of the antiquated Chapter 500, Trailer & Trailer Camp Ordinance. The relevant provisions of Chapter 500 have been modified and readdressed in two separate ways. First is a new licensing ordinance and second is the update to the zoning ordinance.

It is only the changes to the Zoning Ordinance that pertain to the Planning Board public hearing on June 6<sup>th</sup>, however staff felt important for the Board to understand the entire context within which the changes are proposed.

The full complement of amendments under review by Council includes; a) proposed establishment of new licensing ordinance Chapter 1019 "Manufactured Housing Community Licensing Ordinance"; b) repeal of Chapter 500, which was the origin of the policy request by the Ord. Committee to modernize and update the relevant provisions; c) the movement of performance standards, definitions and other administrative amendments out of Chapter 500 and into the Zoning Ordinance Chapter 405. It is these items of c) above which will be the focus of the Board's public hearing.

Additional information on these items can be found on the Town Council agenda of May 4, 2022, between pages 61 to 82 of the pdf on the town website (link provided below):  
<https://drive.google.com/file/d/1LOVyTrZQWQaHQi7UgXWT-zuYDjp3AM1Z/view>

## Planning & Code Enforcement



**For Public Hearing and Second Reading Consideration**  
**Administrative Edits drafted after Council 1<sup>st</sup> Read**  
**dated May 4,2022**

**Administrative Edits**

**1. Show deletion of “Mobile Home Park” in Definitions Section**

**2. RF & RFM change special exception use from “mobile home parks” to  
“Manufactured Housing Community”**

**\*Highlighted items are new after May 4 and suggested Council amendments for  
consideration**

**Chapter 405 – Scarborough Zoning Ordinance**  
**Proposed Amendments**

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance of the Town of Scarborough, Maine, amended as follows (additions in underline, deletions in ~~strikeout~~):

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**a.** The existing dwelling is uninhabitable due to structural deterioration and unsanitary conditions. Such a finding can only be made after reports are received from the Building Inspector, Electrical Inspector, Plumbing Inspector, and Health Officer, which reports shall identify with specificity the structural deterioration and unsanitary conditions observed at the dwelling. Other investigations may be requested by the Board;

**b.** Written evidence has been presented confirming that the applicant has made diligent efforts to obtain financing from local lending institutions, including, where available, federal or state sponsored programs, and that the financing of necessary repairs or replacement with conventional housing cannot be obtained by the applicant; and the applicant is unable to purchase conventional housing for construction at the site; and

**c.** The applicant is the owner in fee of the real estate upon which the mobile home is to be placed, and shall also be the occupant of the proposed mobile home.

**2.** Any Special Permit issued pursuant to this section shall be made subject to the following conditions:

- a. The structure to be replaced shall be removed or demolished within 30 days after the mobile home is placed on the parcel and ready for occupancy;
- b. The placement of manufactured (mobile) home shall comply fully with the siting and construction standards of Section XIII of this Ordinance.
- ~~c. The mobile home to be placed on the parcel shall conform to all applicable requirements of the Scarborough Building Code in effect at the time of the mobile home's location;~~
- ~~d.~~ c. The Special Permit to the applicant is in no way to be construed as passing to heirs by death, or passing by will, gift or sale of property.

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be purchased or sold by a dealer in the interim. For purposes of this section, 2 types of manufactured housing are included. Those 2 types are:

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~~Mobile home shall mean any dwelling so constructed as to permit its being placed on a public street or highway.~~

**Manufactured Housing Community Mobile Home Park:**

~~Mobile home park shall mean a plot of land laid out to accommodate 25 or more mobile homes~~

~~and which for the purpose of this Ordinance shall be regarded as a subdivision and subject to all applicable State and local codes and ordinances. Manufactured housing community shall mean a parcel of land under unified ownership approved by the municipality for the placement of three (3) or more manufactured homes.~~

**Manufactured Housing Community Lot:**

~~Manufactured housing community lot shall mean the land on which an individual home and any appurtenant structures or additions, is situated within a manufactured housing community and which is reserved for use by the occupants of that home. Such lots shall be designated on the plan for a manufactured housing community.~~

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**Section IX. Performance Standards**

**Y. Manufactured Housing Communities**

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- (3) No manufactured home shall be permitted to park closer than 5 feet to the side lines which define the manufactured housing community lot, nor shall it be parked so that it is closer than 10 feet to any other manufactured home or to any building not on the same manufactured housing community lot.
- (4) The minimum lot area for Manufactured Housing Community lots shall be at least 2,100 square feet.
- (5) A Manufactured Housing Community must comply with the setback requirements that are applicable in the underlying zoning district.
- (6) Any proposed expansion of a Manufactured Housing Community must obtain either a conditional use approval in zoning districts where a Manufactured Housing Community is a conditional use, or approval through a miscellaneous appeal in zoning districts that do not permit Manufactured Housing Community.
- (7) A Manufactured Housing Community shall comply with the provisions of Chapter 1019.

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**SECTION XIII. RURAL, FARMING AND MANUFACTURED HOUSING DISTRICT: R-F-M.**

**C. SPECIAL EXCEPTIONS**

**6. Mobile home parks-Manufactured Housing Community**

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**SECTION XIV. RURAL FARMING DISTRICT: R-F.**

**C. SPECIAL EXCEPTIONS**

**6. ~~Mobile home parks.~~ Manufactured Housing Community**

**Item #6**

The Planning Board will conduct a public hearing to receive comment on proposed amendments to the Official Zoning Ordinance to modify Section VI. Definitions to include language regarding “Workforce Housing”.

## **Chapter 405 – Scarborough Zoning Ordinance Proposed Amendments**

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following changes to Chapter 405 the Zoning Ordinance of the Town of Scarborough, Maine, Section VI. Definitions, is amended as follows:

### **Workforce Housing:**

Workforce Housing means decent, safe and sanitary living accommodations that are available to households, in accordance with following provisions:

- A. An Owner-Occupied Workforce Housing Unit is a unit which (i) is occupied by its owner; (ii) is owned by Qualifying WF Household and (iii) has a maximum sales price that is reasonably anticipated to result in Annual Housing Costs that are less than or equal to 30% of the Imputed WF Income Limitation applicable to the unit.
  - (I) A Qualifying WF Household is one with a total household income that, at the time of purchase, is 120% or less than the most recently published Median Family Income for the Portland, Maine Metropolitan Statistical Area, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development (the “MFI Standard”).
  - (II) Annual Housing Costs shall equal the sum of (i) the total annual payments of principal and mortgage interest, (ii) the total property insurance premium, (iii) the real estate taxes due (iv) any homeowners association or condominium fees that are due; and (v) a reasonable estimate of the annual cost of any additional water, sewer, heat, hot water and electricity in the home.
  - (III) In the case of a unit which has one or fewer bedrooms, the Imputed WF Income Limitation referred to in A(iii) shall be 120% of the MFI Standard for a household of two (2) people. In the case of a unit which has more than one bedrooms, the Imputed WF Income Limitation referred to in A(iii) shall be 120% of the WF MFI Standard for a household of four (4) people.
- B. A Renter-Occupied Workforce Housing Unit is a unit which is leased by a Qualifying WF Household at an Annual Gross Rent that is less than or equal to 30% of the Imputed WF Income Limitation applicable to the unit.
  - (I) A Qualifying WF Household is one with a total household income that, at the time of move-in, is 120% or less than the most recently published Median Family Income for the Portland, Maine, MSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development (the

“MFI Standard”). To remain a Qualifying WF Household, the household’s income must remain at or below 140% of the income limitation described in the preceding sentence.

- (II) Annual Gross Rent shall equal twelve (12) times the sum of (i) monthly rent due to the landlord, (ii) any required monthly payments to the landlord for additional services or facilities and (iii) a reasonable estimate of the monthly utility costs (not including television, internet or telephone) that the household is responsible for paying. In the case of a unit which does not have a separate bedroom, the Imputed WF Income Limitation used to determine the maximum annual gross rent shall be 120% of the MFI Standard for a household of one (1) person. In the case of a unit which has one or more bedrooms, the Imputed WF Income Limitation used to determine the maximum annual gross rent shall be 120% of the MFI standard for a household with a size equal to one and one half (1.50) people per bedroom.



**Item #7**

The Planning Board will conduct a public hearing to receive comment on proposed amendments to the Official Zoning Map to modify the boundaries of the Residential R-2 Zoning District in the Highland Avenue area. This change would apply to Tax Map R80, Lots 12, 13, 15, 15A, 23A, & 24.

**To: Long Range Planning Committee**  
**From: Jay Chace**  
**Date: March 29, 2022**  
**RE: Amendments to Zoning Map Along Highland Ave**

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The LRPC has been asked by the Town Manager to review and provide comment on the request of property owners along Highland Ave for a proposed re-zoning. The applicant is prepared to make a formal request to Council on the proposal in accordance with section II of the Zoning Ord.

The attached materials address the intent of the proposal. This memo is intended to provide some background and context. As some members may recall, Mr. Fowler provided comment during the Comprehensive Plan public process related to this issue. In addition, the Committee heard from others in RF/R2 residential neighborhoods that were predominantly built-out, but in which most lots were either dimensional non-conforming or out of character with the size of other lots in the neighborhood.

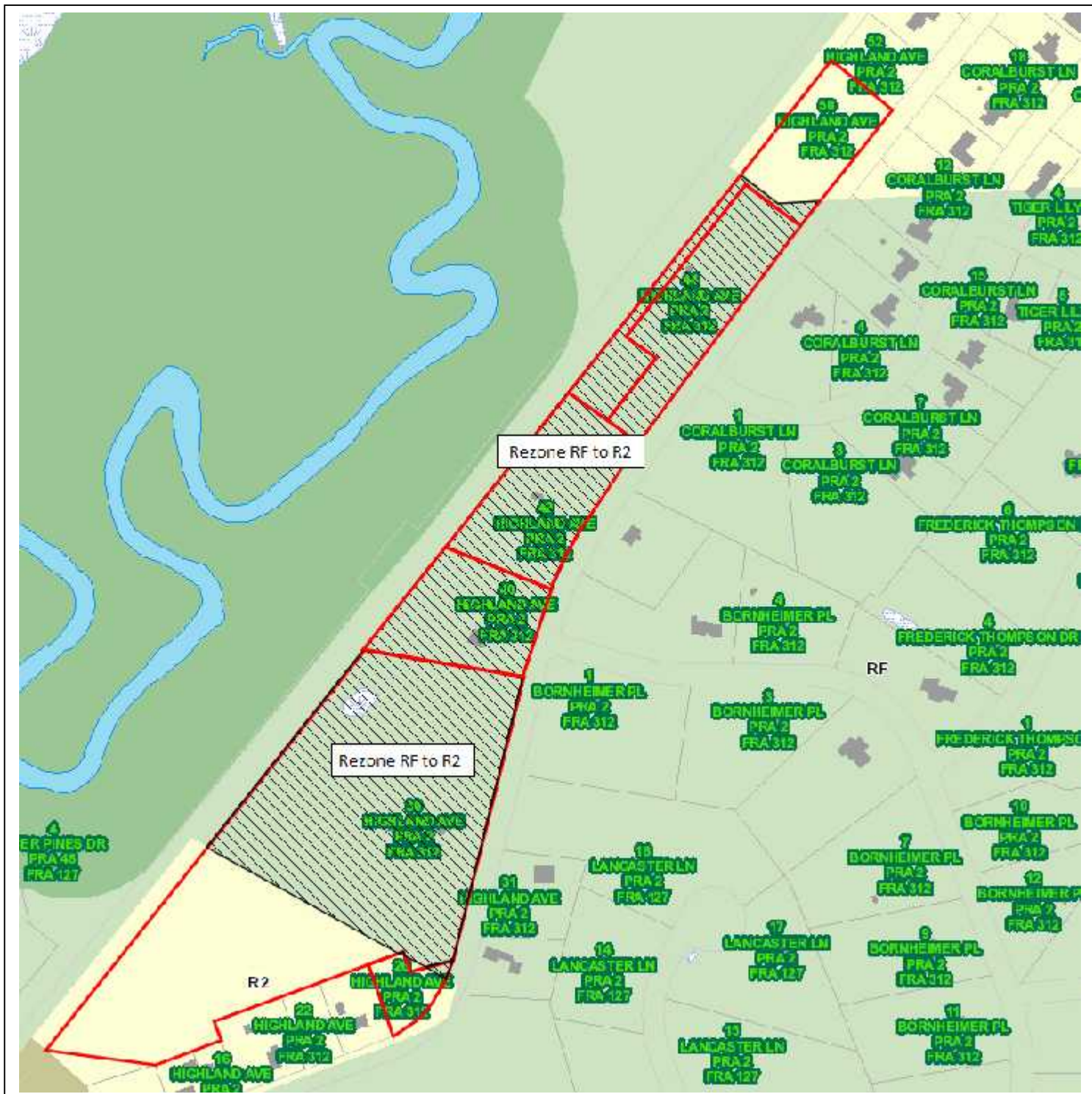
These comments helped shape the language in the Comprehensive Plan, in particular the following statements”

From page 60, “**Rural Areas**

Outside of Scarborough’s Activity Centers, Villages, and corridors, the Town is comprised of a number of established low-density residential neighborhoods, farms and rural residential areas, and natural resource protection areas. .... The Town should continue to actively help preserve and maintain these properties where practical. .... Scarborough’s existing residential neighborhoods are mostly built out, but there are opportunities for context-sensitive infill, better vehicular connectivity, and improved pedestrian and bicycle facilities.....In limited areas where pre-existing (grandfathered, non-conforming) lots have a cohesive and high quality development pattern, opportunities to right size neighborhood zoning should be considered. Any such activity should be careful not to expand the areas or impact conservation areas, but enable infill development consistent with the neighborhood.” (emphasis added)

Further, on the Conservation and Growth map in the Plan (page 102-3) the area is depicted as being in the ‘Low to Moderate density residential’ growth area. The description of the ‘Low to Moderate density residential’ growth area on page 1054 states, “These areas continue to be residential neighborhoods. The characteristics and identity of existing neighborhoods is maintained. Infill development is of a scale and form that is compatible with the existing pattern of development.”

Staff offers these comments and pieces from the Comp Plan in an attempt to provide context by which the LRPC should consider the specific request that has come forward. Staff looks forward to discussing the specifics and of this request and the neighborhood characteristics that will help inform the Committee’s advisory opinion on the matter.



**Item #8**

The Sprague Corporation is requesting an advisory opinion by the Planning Board on a Miscellaneous Appeal application. The application would allow use of an existing grass/sod parking area as off street parking for Scarborough Beach State Park. The property is located at 395 Black Point Road and further identified as Tax Map R103, Lot 17. Section V.B.4. of the Town's Zoning Ordinance requires Miscellaneous Appeal applications in front of the Zoning Board of Appeals first come before the Planning Board for an advisory opinion before any appeal is granted. The applicant would then need to come before the Planning Board for site plan approval.

R-89

R-90

R-102

Map-R-103  
Lot-017

Area of  
Proposed  
Parking  
Lot

17

16

17A

15

14

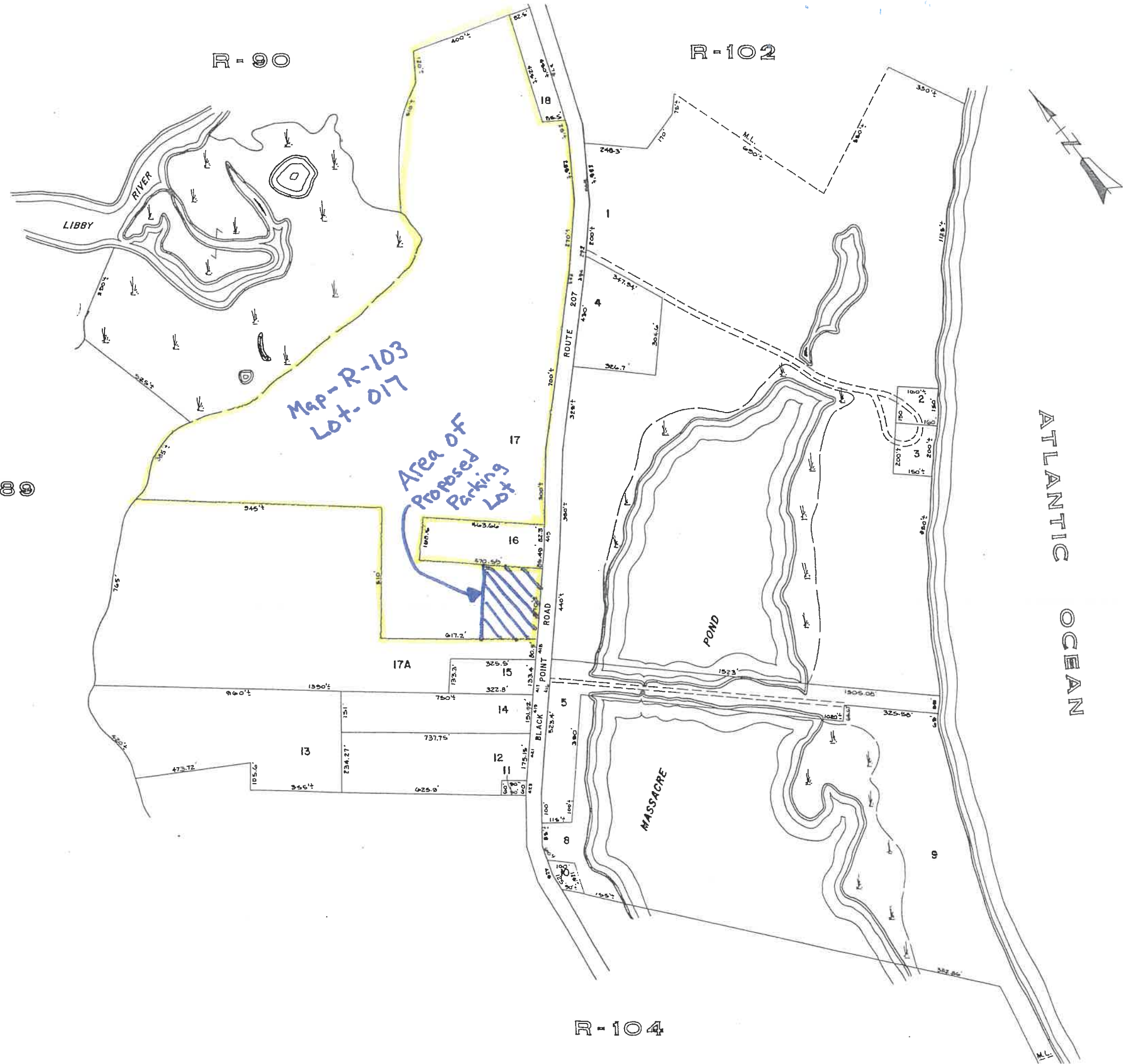
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R-104

ATLANTIC OCEAN

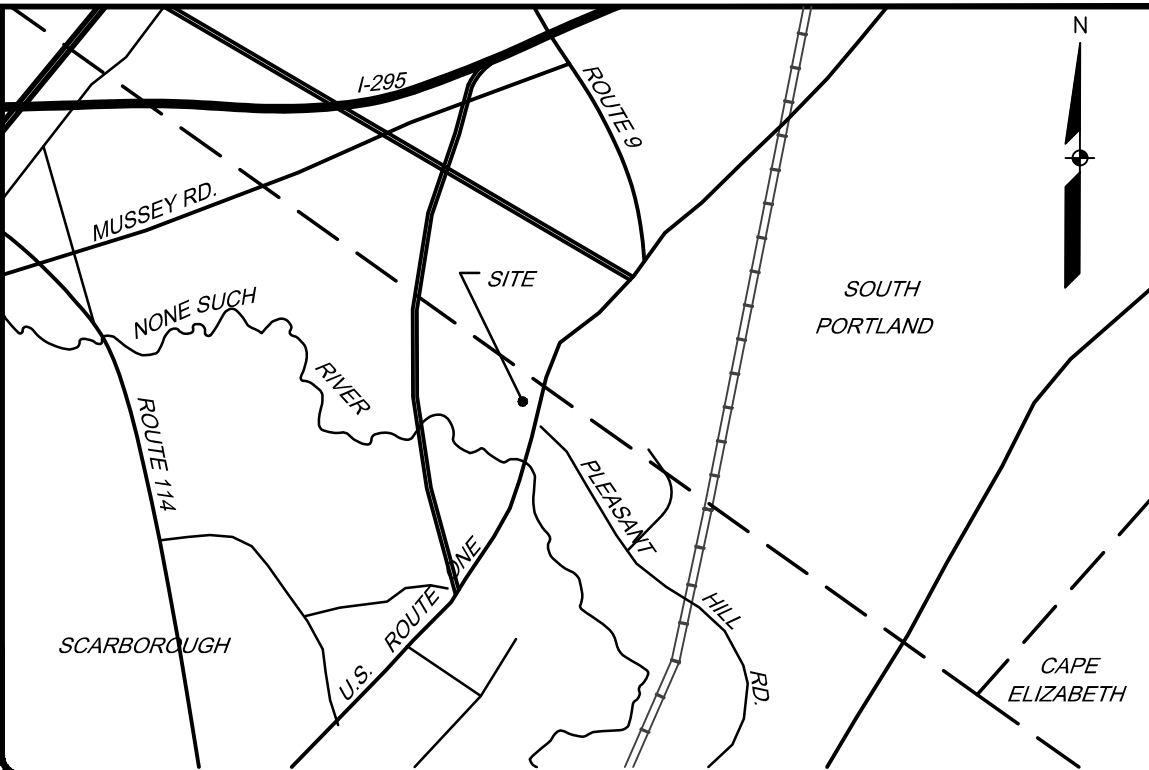
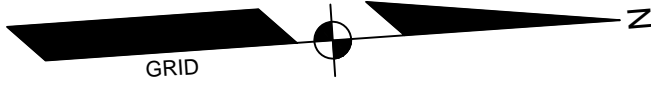
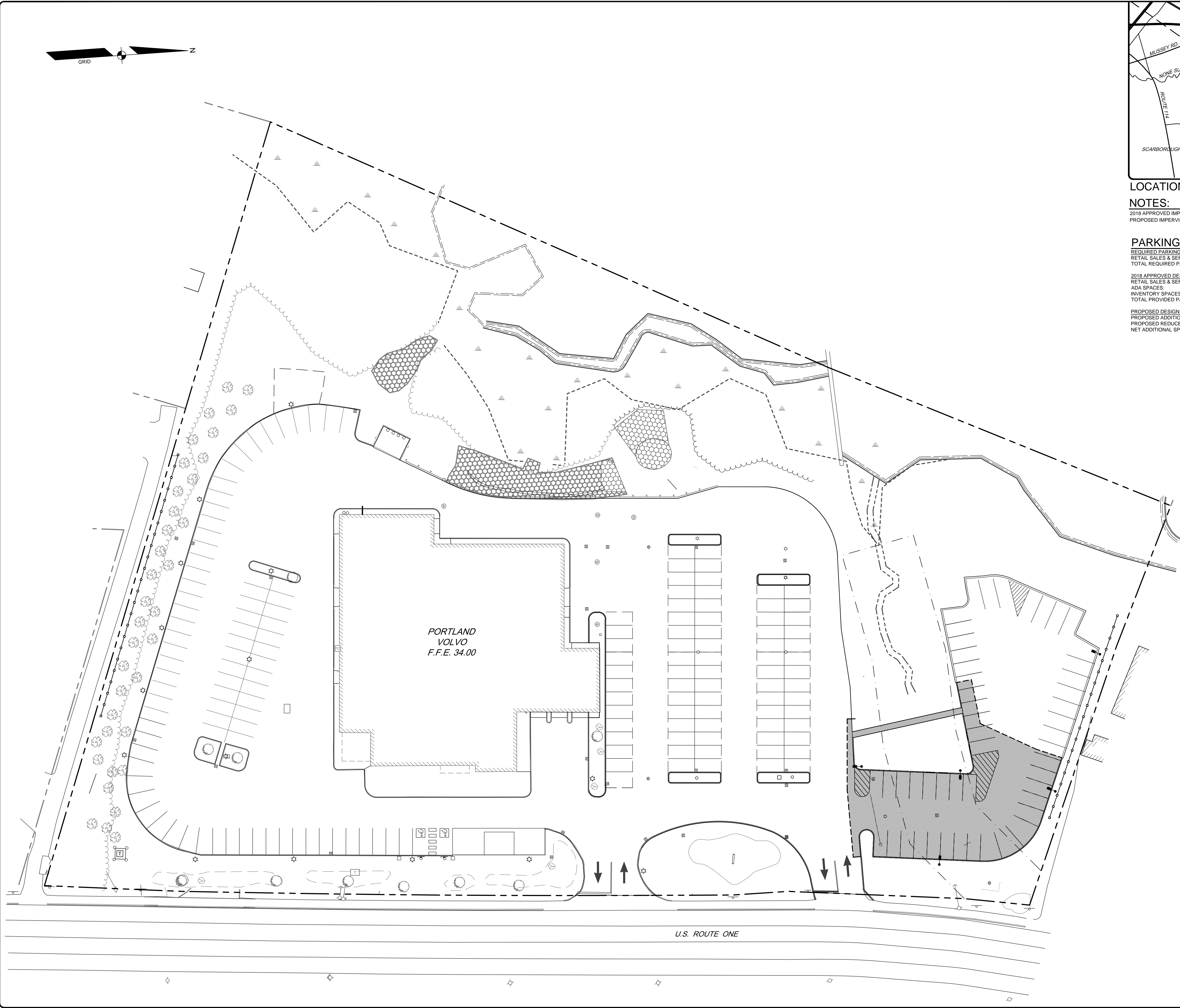
NO PARCEL 6,7



**Item #9**

Sonnenschein Realty, LLC is requesting a Site Plan amendment review for a conversion of a temporary parking area to permanent status, landscaping revisions, addition of fencing on site, and pedestrian circulation at Portland Volvo. The project would better screen the site from the abutting residential area and seek to minimize any lighting and visual impacts to abutters. The property is further identified as 9 U.S. Route 1 and Assessor's Map U50, Lot 18.





LOCATION MAP

N.T.S.

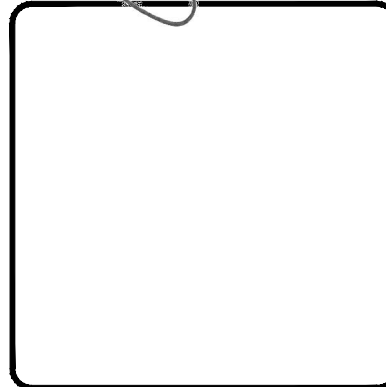
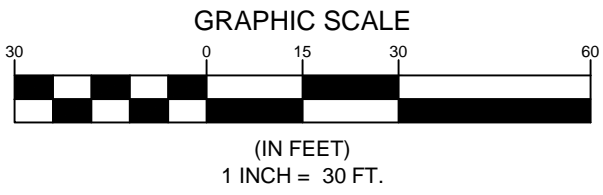
NOTES:  
2018 APPROVED IMPERVIOUS: 2.82 ACRES  
PROPOSED IMPERVIOUS: 3.10 ACRES

PARKING SUMMARY:

REQUIRED PARKING:  
RETAIL SALES & SERVICE: 10,240 S.F. @ 1 SPACE/4,000 S.F. = 41 SPACES  
TOTAL REQUIRED PARKING = 41 SPACES

2018 APPROVED DESIGN PARKING:  
RETAIL SALES & SERVICE: 39 SPACES  
ADA SPACES: 2 SPACES  
INVENTORY SPACES: 153 SPACES  
TOTAL PROVIDED PARKING = 194 SPACES

PROPOSED DESIGN:  
PROPOSED ADDITIONAL SPACES: 37 SPACES  
PROPOSED REDUCED SPACES: 13 SPACES  
NET ADDITIONAL SPACES: 24 SPACES



REV.	BY	DATE	STATUS
F	CPT	05/02/2022	TOWN SUBMISSION
E	CPT	04/22/2022	ISSUED FOR CLIENT REVIEW
D	KSM	05/27/2021	CONDITIONS OF APPROVAL
C	KSM	10/06/2020	RESPONSE TO DEP COMMENTS
B	KSM	09/21/2020	RESPONSE TO COMMENTS
A	KSM	08/28/2020	TOWN SUBMISSION

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.sebagotechinics.com  
75 John Roberts Rd.  
Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

**SITE PLAN**  
OF:  
**PORTLAND VOLVO EXPANSION**  
9 U.S. ROUTE ONE  
SCARBOROUGH, MAINE  
FOR:  
**SONNENSCHNEIN REALTY, INC**  
9 U.S. ROUTE ONE  
SCARBOROUGH, MAINE 04074

DESIGNED	KMD
DRAWN	MRS
CHECKED	CPT
DATE	08-28-20
SCALE	1" = 20'
PROJECT	97132

**Item #10**

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. The parcel is identified as Assessor's Map U39 Lot 44.



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. 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.
9. 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:

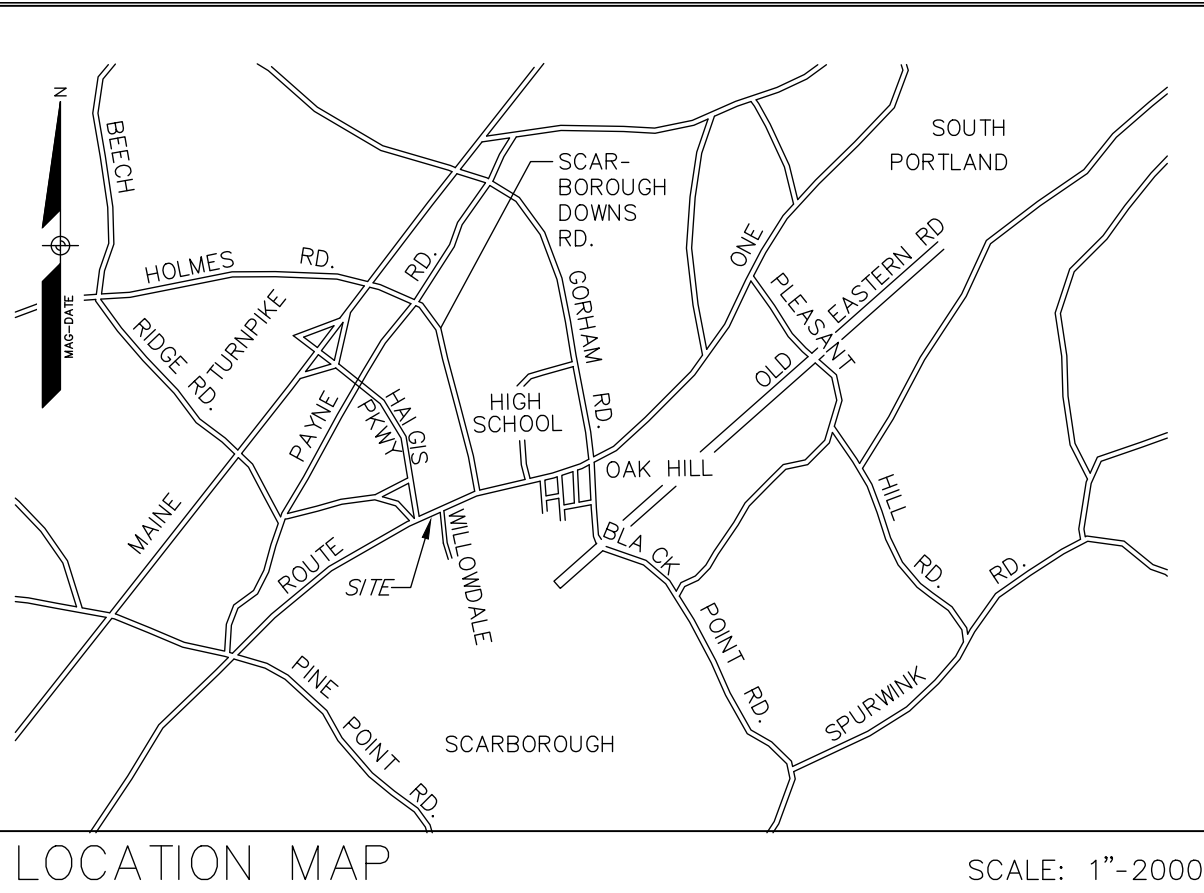
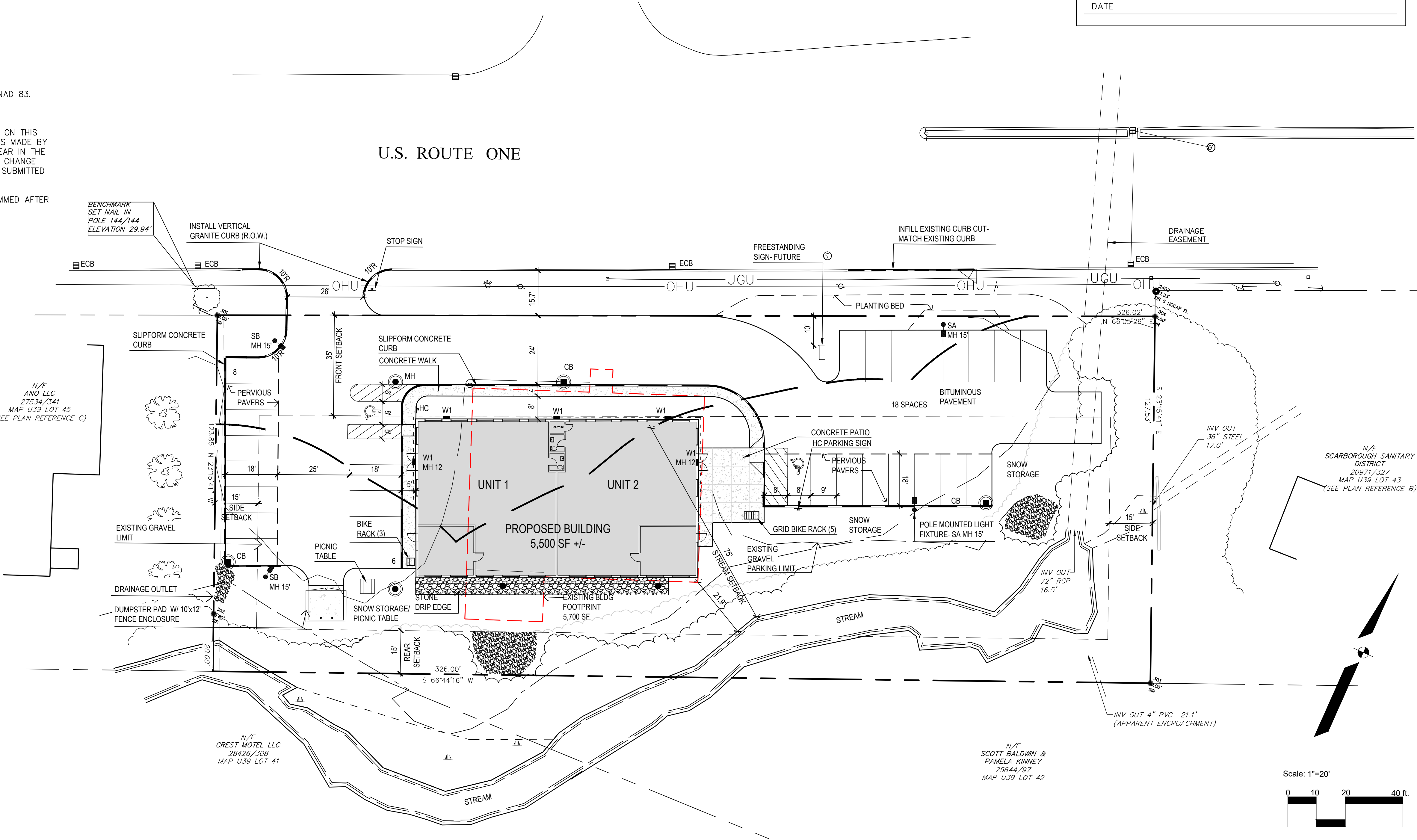
32 VEHICLE PARKING SPACES  
(INCLUDING 2 HANDICAP ACCESSIBLE SPACES)
10. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, 1802-NAD 83.
11. ELEVATIONS ARE BASED ON NAV88 BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
12. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS 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.
13. 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	5	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



Sashie Misner  
Landscape  
Architecture llc

www.landandplay.com | 207-406-0734

370 U.S. Route One  
SCARBOROUGH, MAINE

#	DATE	DESCRIPTION
1	5-23-22	Per Staff Comments

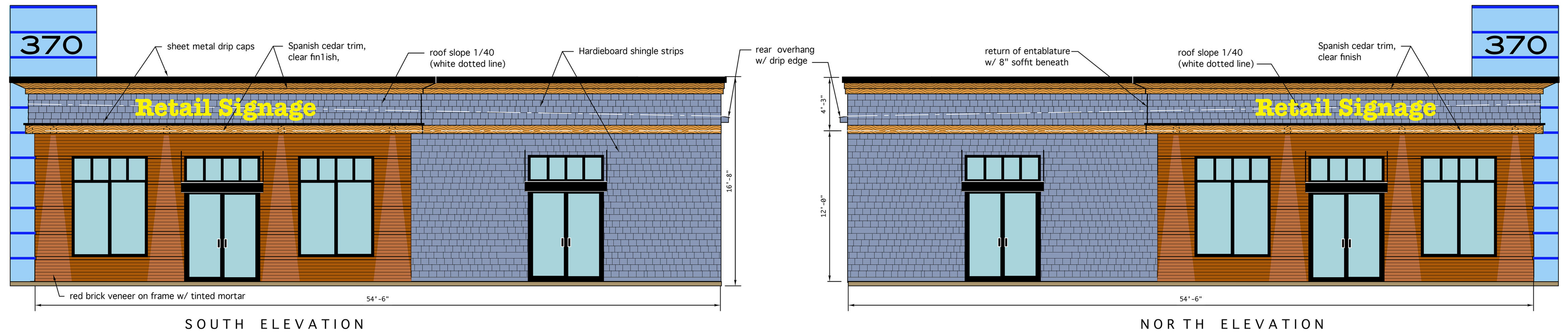
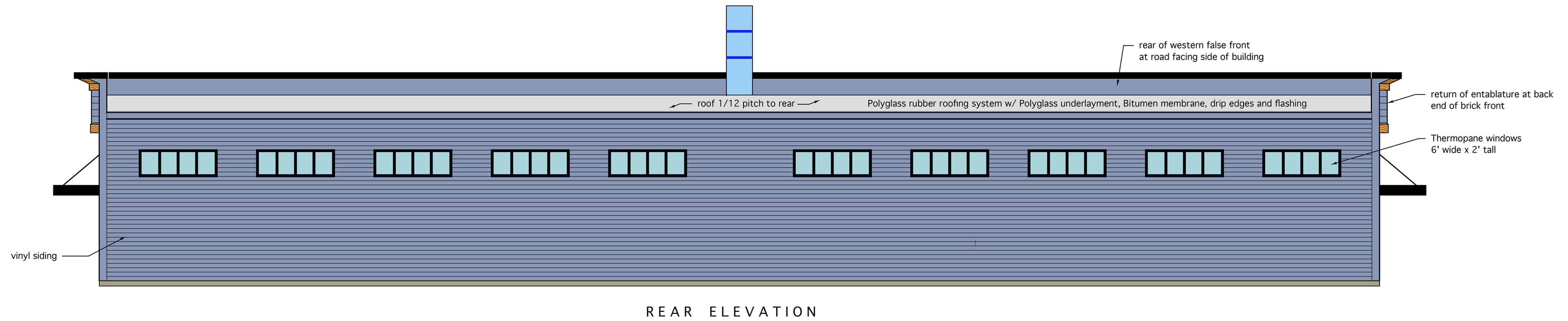
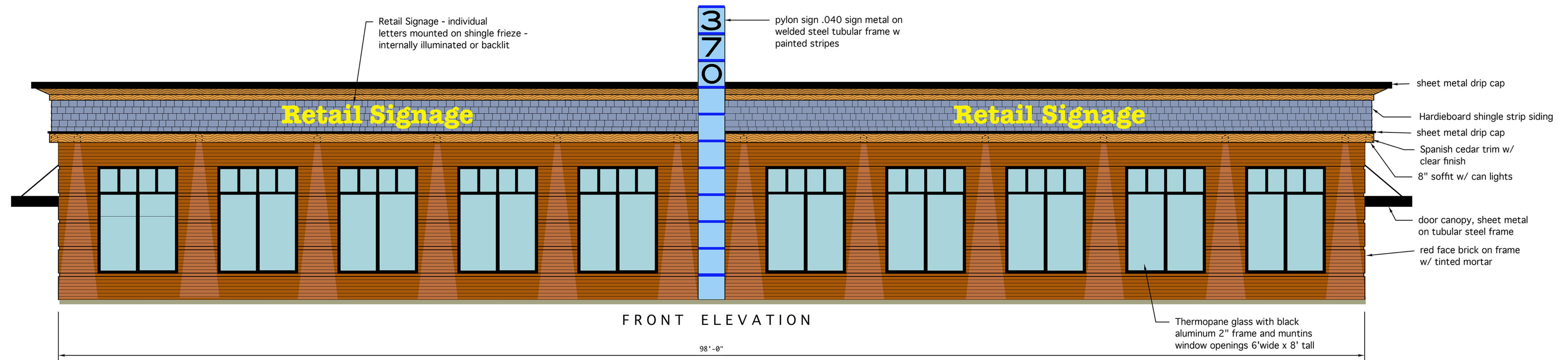
DATE:	4-25-22
PROJECT #	211215
DRAWN BY:	SEM
CHECKED BY:	
DRAWING SCALE	1" = 20'

SITE PLAN

L101

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OF SASHIE MISNER LANDSCAPE  
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PROPOSED BUILDING AT  
**370 Rte 1 - Scarborough, Maine**  
SCALE 1/4" = 1'-0"  
March 16, 2022