



## ***AGENDA***

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

**Regular Meeting – 6:30 PM**

**Monday, June 27, 2022**

**TO VIEW JUNE 27 PLANNING BOARD MEETING (YouTube – VIEW ONLY):**

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

**TO ATTEND JUNE 27 PLANNING BOARD MEETING (ZOOM):**

<https://scarboroughmaine.zoom.us/j/85444168065>

**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 & June 6, 2022)
5. Able Projects, LLC requests a master plan review to establish a trailer rental facility on a 17 acre parcel located at 69 Holmes Road, Assessor's Map R33, Lot 2.\*
6. AR Building requests a master plan review to establish 10 multifamily structures on a 57 acre parcel located at 35 Mussey Road, Assessor's Map R38, Lot 1.\*
7. Costco Wholesale Development requests a site plan review for a construction of a 161,100 sq. ft. retail facility and accessory gasoline filling station at the Innovation District of Scarborough Downs, Assessor's Map U53, Lot 1.\*
8. LaPlante Electric requests a site plan amendment review for a commercial business located at 717 U.S. Route 1, Assessor's Map U29, Lot 201.\*

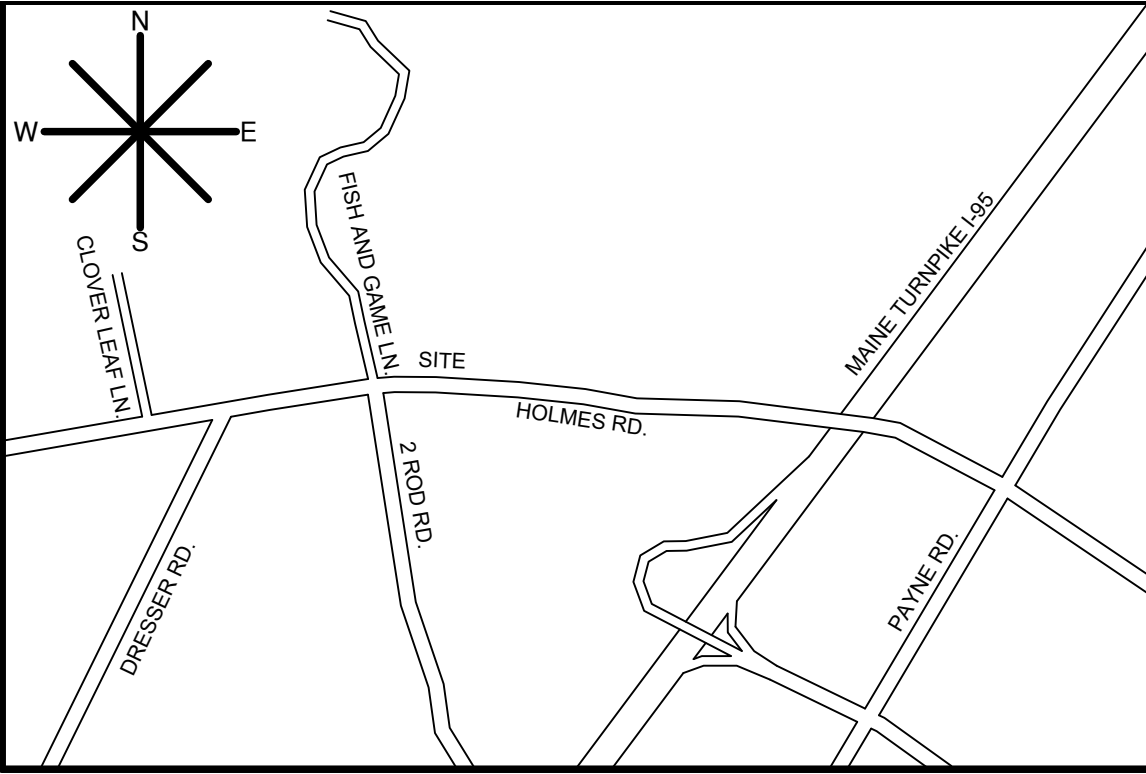
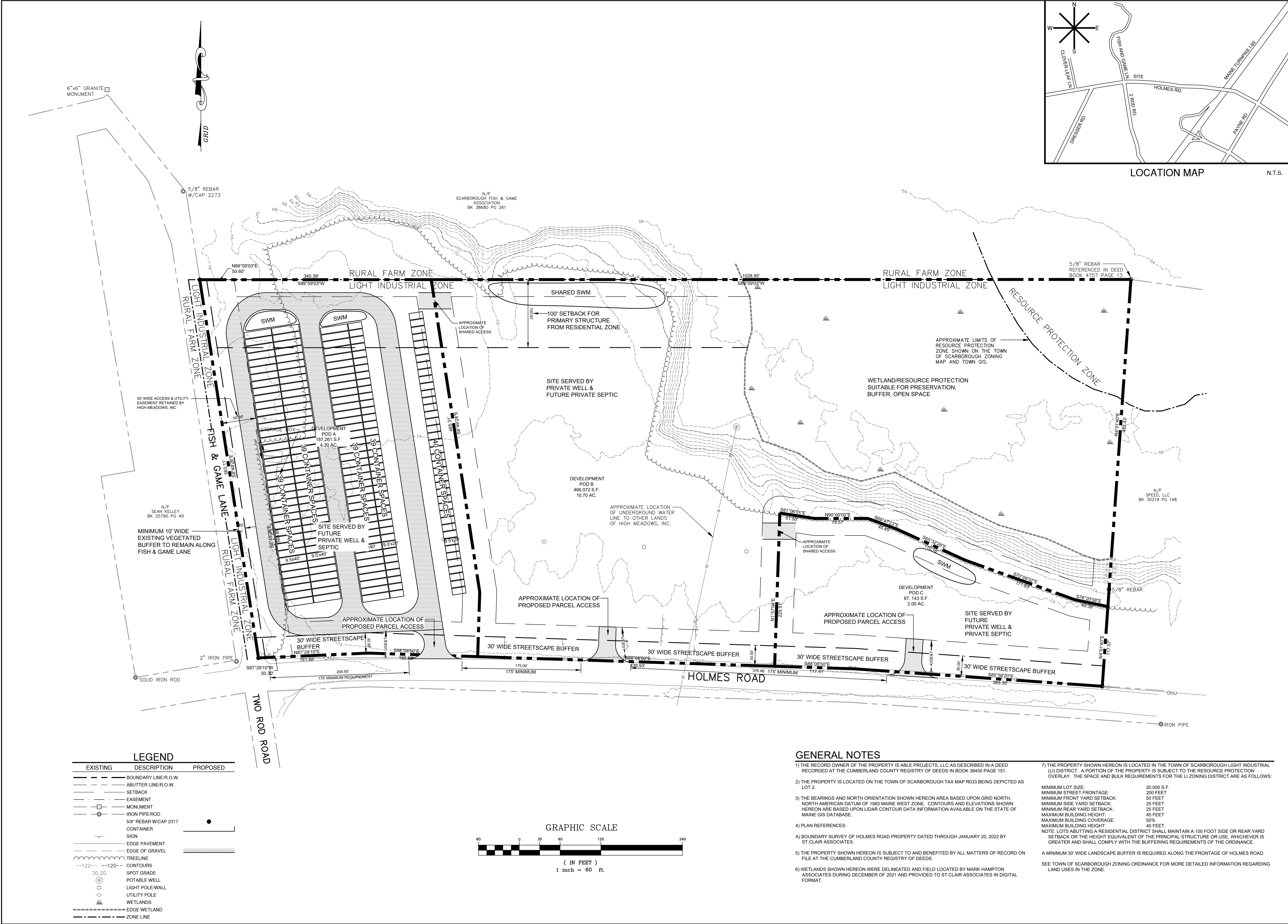
9. Miser Investments, LLC requests a site plan review for a drive through coffee establishment and retail/commercial building at 451 Payne Road, Assessor's Map R037, Lot 14A.\*
10. Staff Report
11. Administrative Amendment Report
12. Minor Development Reviews (Staff Review)
13. Correspondence
14. Planning Board Comments
15. Adjournment

\*Public comment will be allowed on this item.

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

**Item #5**

Able Projects, LLC requests a master plan review to establish a trailer rental business on 17 acre parcel located at 69 Holmes Road. The master plan phase is the second of three steps in the Planned Development process outlined in Section VII.E. of the Zoning Ordinance. It includes review of a preliminary infrastructure plans, conceptual uses, and mitigation for any environmentally sensitive areas. The master plan would be followed a formal Site Plan and/or Subdivision application, each of which require Planning Board review.



ST. CLAIR ASSOCIATES			
LAND SURVEYING AND CIVIL ENGINEERING			
34 Forest Lane Cumberland, ME 04021 Tel (207) 829-5555			
PROJECT NO.	FIELD BOOK	DESIGN	CHKD
21102			
ELECT.	DCS	DCS	DCS

DATE	SCALE
06-06-2022	1" = 60'

SHEET 1

21102-MASTER PLAN TAB 21102-SKETCH PLAN



**Item #6**

AR Building requests a master plan review for development of 10 multifamily units on a 57 acre parcel located at 35 Mussey Road. The master plan phase is the second of three steps in the Planned Development process outlined in Section VII.E. of the Zoning Ordinance. It includes review of a preliminary infrastructure plans, conceptual uses, and mitigation for any environmentally sensitive areas. The master plan would be followed a formal Site Plan and/or Subdivision application, each of which require Planning Board review.





#### 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. HOWEVER, THE SITE SITS IN ITS ENTIRELY IN THE TV3 ZONE LOCATED WITHIN THE PROPERTY.
- ZONE LOCATED WITHIN THE PROPERTY..
- 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 TECHINCS, 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	MULTIFAMILY PROVIDED
MINIMUM LOT AREA:	40,000 SF	14,229,627 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	1358'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	<50'
MINIMUM SIDE YARD:	5'	<15'
MINIMUM REAR YARD:	15'	<15'
MAXIMUM STRUCTURE HEIGHT:	45'	<35'
MAXIMUM BUILDING COVERAGE:	35%	3%
MAXIMUM LOT COVERAGE BY BUILDINGS AND OTHER IMPERVIOUS SURFACES:	85%	10%

\*THE PROPERTY IS CURRENTLY ZONED TV3, RP AND RF. HOWEVER, THE SITE SITS IN ITS ENTIRELY IN THE TV3 ZONE LOCATED WITHIN THE PROPERTY.

#### DENSITY:

RESIDENTIAL DENSITY  
THE FOLLOWING DENSITY FACTORS APPLY ONLY IN THOSE ZONING DISTRICTS THAT EXPLICITLY PROVIDE FOR RESIDENTIAL DENSITY TO BE DETERMINED IN ACCORDANCE WITH THESE PROVISIONS. IN THOSE ZONES, THE MAXIMUM NUMBER OF DWELLING UNITS THAT CAN BE PLACED ON ANY SITE IN ACCORDANCE WITH THE NET RESIDENTIAL DENSITY PROVISIONS SHALL BE CALCULATED BASED UPON THE FOLLOWING DENSITY FACTORS FOR DWELLING UNITS THAT ARE LOCATED IN TWO-FAMILY DWELLINGS, MULTIFAMILY DWELLINGS, AND/OR MIXED USE BUILDINGS BASED UPON THE TYPE OF DWELLING UNITS PROPOSED TO BE DEVELOPED.

- A DWELLING UNIT WITH NOT MORE THAN ONE (1) BEDROOM AND NOT MORE THAN SEVEN HUNDRED FIFTY (750) SQUARE FEET OF LIVING SPACE OR A LIVE/WORK UNIT WITH NOT MORE THAN ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF TOTAL FLOOR AREA SHALL BE COUNTED AS 0.5 DWELLING UNIT FOR THE PURPOSE OF THE DENSITY CALCULATION.
- A DWELLING UNIT WITH NOT MORE THAN TWO (2) BEDROOMS AND NOT MORE THAN ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF LIVING SPACE OR A LIVE/WORK UNIT WITH NOT MORE THAN ONE THOUSAND EIGHT HUNDRED (1,800) SQUARE FEET OF TOTAL FLOOR AREA SHALL BE COUNTED AS 0.66 DWELLING UNIT FOR THE PURPOSE OF THE DENSITY CALCULATION.

#### DENSITY CALCULATION

PR 60 (1) BEDROOM UNITS LESS THAN 750' 60 X 0.5 (DENSITY FACTOR) = 30  
PR 60 (2) BEDROOM UNITS LESS THAN 1200' 60 X 0.66 (DENSITY FACTOR) = 39.6

TOTAL UNITS WITH DENSITY FACTOR = 69.6

NET RESIDENTIAL DENSITY SHALL MEAN THE NUMBER OF DWELLING UNITS ALLOWED PER NET RESIDENTIAL ACRE WITHIN A SUBDIVISION.

5 DWELLING UNITS PER ACRE OF NET LOT AREA. THE NET LOT AREA IS THE GROSS AREA OF A LOT EXCLUSIVE OF THOSE AREAS DESCRIBED IN PARAGRAPHS 1, 2, 3, 5 AND 6 OF THE DEFINITION OF NET RESIDENTIAL ACREAGE IN SECTION VI OF THIS ORDINANCE.

NET RESIDENTIAL ACREAGE: [AMENDED 07/21/04] [AMENDED 10/20/04] [AMENDED 09/05/07]

- THE AREA OF A TRACT OR PARCEL OF LAND, WHICH IS SUITABLE FOR DEVELOPMENT, DETERMINED BY SUBTRACTING, IN ORDER, THE FOLLOWING FROM THE TOTAL ACREAGE OF THE TRACT OR PARCEL:
- PORTIONS OF THE TRACT OR PARCEL WHICH, BECAUSE OF EXISTING LAND USES OR LACK OF ACCESS, ARE ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES OR FOR USE IN COMMON WITH THE REMAINDER OF THE TRACT OR PARCEL, AS DETERMINED BY THE PLANNING BOARD.
  - PORTIONS OF THE TRACT OR PARCEL SHOWN TO BE IN THE FLOODWAY OR COASTAL HIGH HAZARD AREA AS DESIGNATED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD BOUNDARY AND FLOODWAY MAP OR FLOOD INSURANCE RATE MAP.
  - PORTIONS OF THE TRACT OR PARCEL WHICH ARE UNSUITABLE FOR DEVELOPMENT IN THEIR NATURAL STATE DUE TO TOPOGRAPHICAL, DRAINAGE OR SUBSOIL CONDITIONS SUCH AS, BUT NOT LIMITED TO, (A) WATER TABLE AT THE SURFACE FOR ALL OR PART OF THE YEAR, OR (B) UNSTABLE SOIL SUCH AS SEBAGO MUCKY PEAT, COASTAL DUNE OR TIDAL MARSH, AS DETERMINED BY THE BUILDING INSPECTOR SUBJECT TO REVIEW BY THE PLANNING BOARD IN THE EVENT OF A DISPUTE.
  - PORTIONS OF THE TRACT OR PARCEL SUBJECT TO RIGHTS OF WAY OR EASEMENTS.
  - PORTIONS OF THE TRACT OR PARCEL LOCATED IN THE RESOURCE PROTECTION DISTRICT, EXCEPT LAND ABOVE THE UPLAND EDGE OF A WETLAND, PURSUANT TO THE SHORELAND ZONING ORDINANCE FOR THE TOWN OF SCARBOROUGH, MAINE. (8/5/92)
  - PORTIONS OF THE TRACT OR PARCEL COVERED BY SURFACE WATER BODIES.
  - PORTIONS OF THE TRACT OR PARCEL UTILIZED FOR STORM WATER MANAGEMENT FACILITIES.

NOTE #	ZONE TVC3	ZONE RP	ZONE RF
1	0	0	0
2	7.34 AC	17.15 AC	10.01 AC
3	0	0	0
20%-25%	1.59 AC	0	0
25%-200%	1.43 AC	0	0
4	N/A	N/A	N/A
5	0	0.98 AC	0
6	0	0	0
7	N/A	N/A	N/A
TOTAL ZONE AREA:	28.14 AC	18.23 AC	10.01 AC
TOTAL EXCLUDED AREA:	10.18 AC	18.13 AC	10.01 AC
TOTAL UPLAND AREA:	17.96 AC	0.10 AC	0 AC

UPLAND: 17.96 ACRES  
ALLOWED: 17.96 AC X 5 UNITS PER ACRE = 89.8 UNITS  
PROVIDED: 69.6 UNITS

#### PARKING REGULATIONS:

PARKING USE: MULTI-FAMILY APARTMENT  
PARKING REQUIREMENT: 2 FOR EACH DWELLING UNIT CONTAINING 2 OR MORE BEDROOMS.  
1.5 FOR EACH DWELLING UNIT CONTAINING FEWER THAN 2 BEDROOMS

UNITS PROPOSED: 60 (1 BEDROOM) UNITS  
60 (2 BEDROOM) UNITS  
PARKING CALCULATION: 60 X 1.5 = 90 SPACES  
60 X 2 = 120 SPACES

REQUIRED PARKING SPACES: 210 SPACES  
PARKING SPACES PROVIDED: 227 SPACES (10 ADA)

#### PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE	RESOURCE PROTECTION ZONE
BUILDING SETBACKS	SEWER EASEMENT
EDGE OF PAVE	WETLAND ALTERATION
STRIPING	WETLAND LINE & HATCH
BUILDING FOOTPRINT	250' SHORELAND PERIMETER
ASPHALT PAVEMENT	DUMPSTER
CONCRETE	TRANSFORMER
GRASS/LANDSCAPE	
POOL	
POOL PATIO	

SCALE: 1"=40'  
0 20' 40' 80'

**DiPrete Engineering**  
105 Eastern Avenue Suite 200 Dedham, MA 02026  
tel 781-326-0021 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**STATE OF MAINE**  
SHANNON DAVID  
CARR  
No. 16931  
LICENSED PROFESSIONAL ENGINEER

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

1	10/12/2022	CONCEPT PLAN SUBMISSION	K.H.R.
2	05/12/2022	SITE PLAN REVISION	K.H.R.
3	04/22/2022	S.I.B. S.A. SUBMISSION	K.H.R.
4	02/20/2022	CONCEPT PLAN SUBMISSION	B.D.C.
5	02/20/2022	CONCEPT PLAN SUBMISSION	B.D.C.

DESIGN BY: B.D.C.  
DRAWN BY: K.H.R.

**CONCEPTUAL SITE PLAN**

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

PREPARED FOR:  
**A.R. BUILDING COMPANY, INC.**  
310 SEVEN FIELD BLVD. SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16046  
TEL 724-741-7207

DE 208-ND-2825-010 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **6** OF 7



**Item #7**

Costco Wholesale is seeking site plan review to construct a 161,100 square foot retail/wholesale building with an accessory gasoline filling station located at the intersection of Payne Road and Scarborough Downs Road. The applicant is proposing site improvements including paved parking and loading areas, landscaping, lighting, pedestrian sidewalks, and stormwater and utility improvements. The project is part of the Innovation District at the Downs, and in addition to access from Payne and Scarborough Downs Roads, an entrance on Innovation Way is proposed.



ZONING INFORMATION

LOCATION: SCARBOROUGH, CUMBERLAND COUNTY, MAINE				
ZONE: CPD (CROSSROADS PLANNED DEVELOPMENT)				
USE: RETAIL BUSINESS AND SERVICE ESTABLISHMENT, ALCOHOL SALES, GASOLINE FILLING STATIONS (PERMITTED)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 S.F.	~838,513 S.F. (19.25 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	566 FEET	NO
3	MINIMUM LOT FRONTAGE	200 FEET	566 FEET	NO
4	MINIMUM FRONT SETBACK	15 FEET	51 FEET	NO
5	MINIMUM SIDE SETBACK	5 FEET	61 FEET	NO
6	MINIMUM REAR SETBACK	5 FEET	97 FEET	NO
7	MAXIMUM BUILDING HEIGHT	75 FEET OR 6 STORIES	±32 FEET	NO
8	MAXIMUM IMPERVIOUS COVERAGE	75 PERCENT	73.2 PERCENT	NO

PARKING INFORMATION

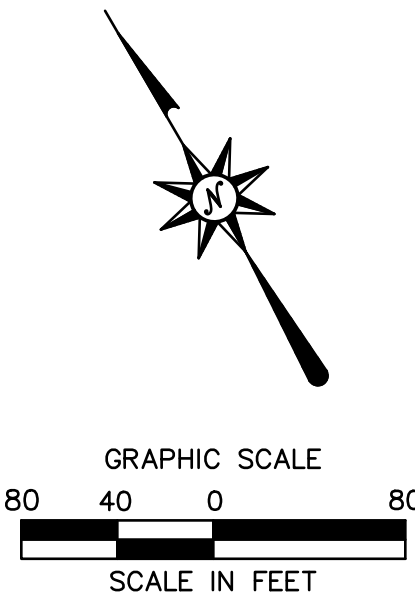
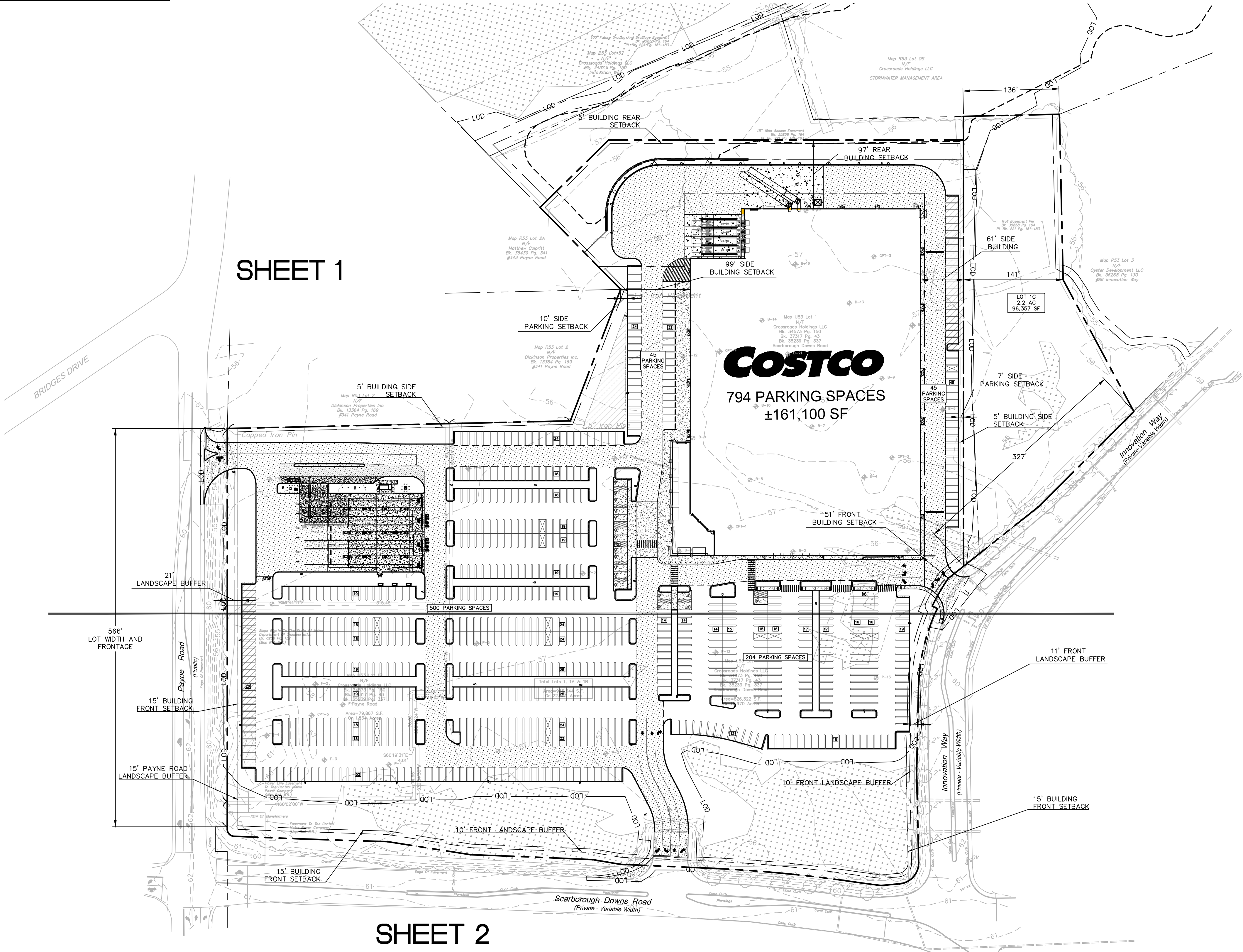
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	~161,100 S.F. *	NO
2	PARKING REQUIRED	RETAIL: 4 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA (161,100) TOTAL REQUIRED = 645	794 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 PERCENT OF TOTAL (794) TOTAL REQUIRED = 16	17 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	10 FEET X 20 FEET AND 10 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	25 FEET – 2-WAY	24 FEET – 2-WAY	WAIVER
6	STREETSCAPE BUFFER ALONG PAYNE ROAD	15 FEET	21 FEET	NO
7	STREETSCAPE BUFFER ALONG SCARBOROUGH DOWNS ROAD	10 FEET	78 FEET	NO
8	MINIMUM REAR SETBACK	NONE SPECIFIED	28 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	10–15% OF PARKING AREA, MINIMUM 9 FEET ISLAND WIDTH, MINIMUM 3 FOOT BUFFER HEIGHT	15.0%	NO

\*BUILDING SIZE IS APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE.

SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	R1-1	STOP 30"
B	R3-30AA	ONE WAY
C	R5-1	DO NOT ENTER
D	R7-8	VEHICLE WITH HANDICAPED PERSONS ONLY
E	R7-8a	VAN ACCESSIBLE
F	R3-5R	ONLY
G	31-0223	ONLY

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



355 Research Parkway  
Meriden, CT 06450  
(203) 630-1406  
(203) 630-2615 Fax



PROPOSED DEVELOPMENT  
PAYNE ROAD  
SCARBOROUGH, MAINE

REVISIONS	
1	2022/05/06 PLANNING BOARD SUBMISSION
2	2022/06/13 PLANNING BOARD SUBMISSION

Designed E.P.Z.  
Drawn Z.T.Z.  
Reviewed J.A.B.  
Scale 1"=80'  
Project No. 18C6703  
Date 12/08/2021

CAD File: SP18C670301

Title  
SITE PLAN

Sheet No.

SP-0

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION

REFER TO SHEET GN-1 FOR SITE  
WORK GENERAL NOTES

6/9/2022, 10:40 AM, C:\Users\B\OneDrive\Documents\SP18C670301\DWG\SP18C670301.DWG, 30.0, 24.0, 80.0, 100.0

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**MG2**

JANUARY 26, 2022  
18-5183-01  
SCARBOROUGH, ME

**ENTRY PERSPECTIVE**

**COSTCO**  
**WHOLESALE**







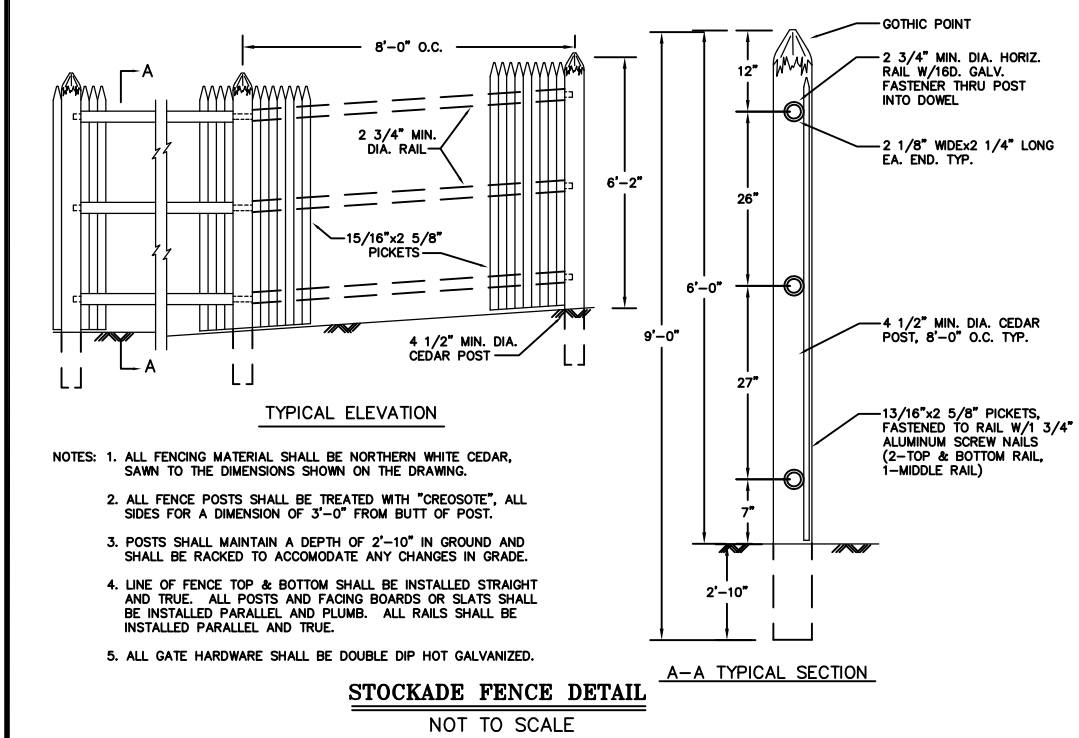
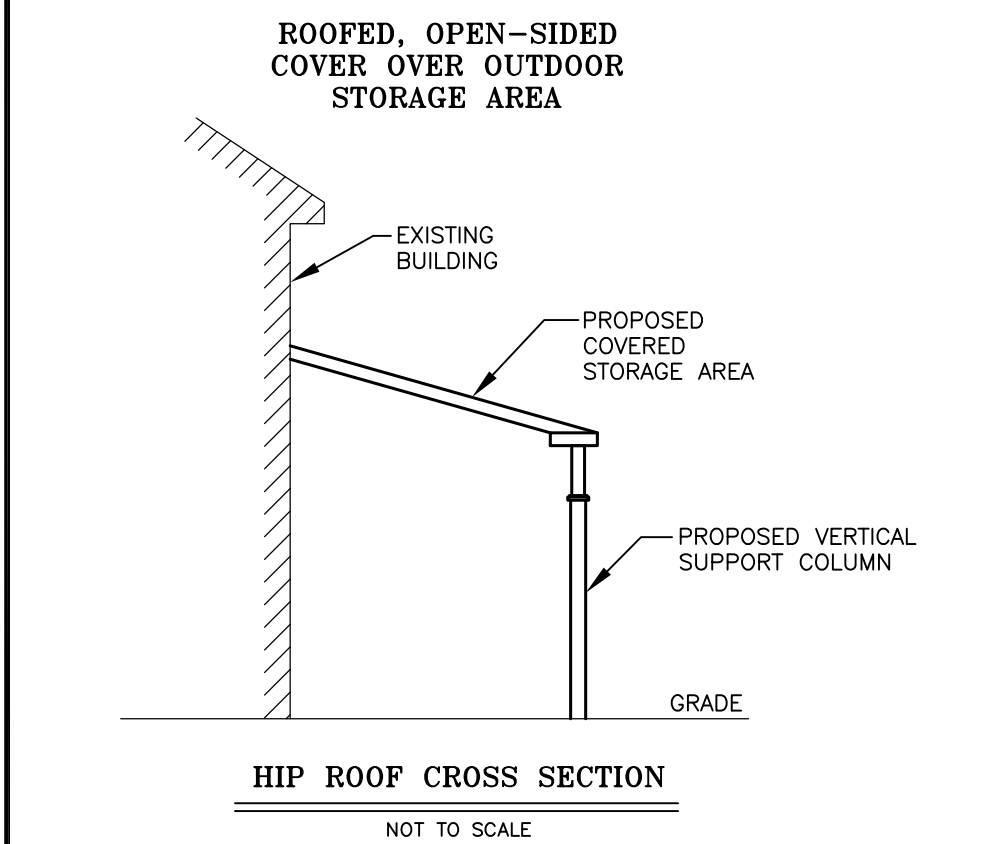
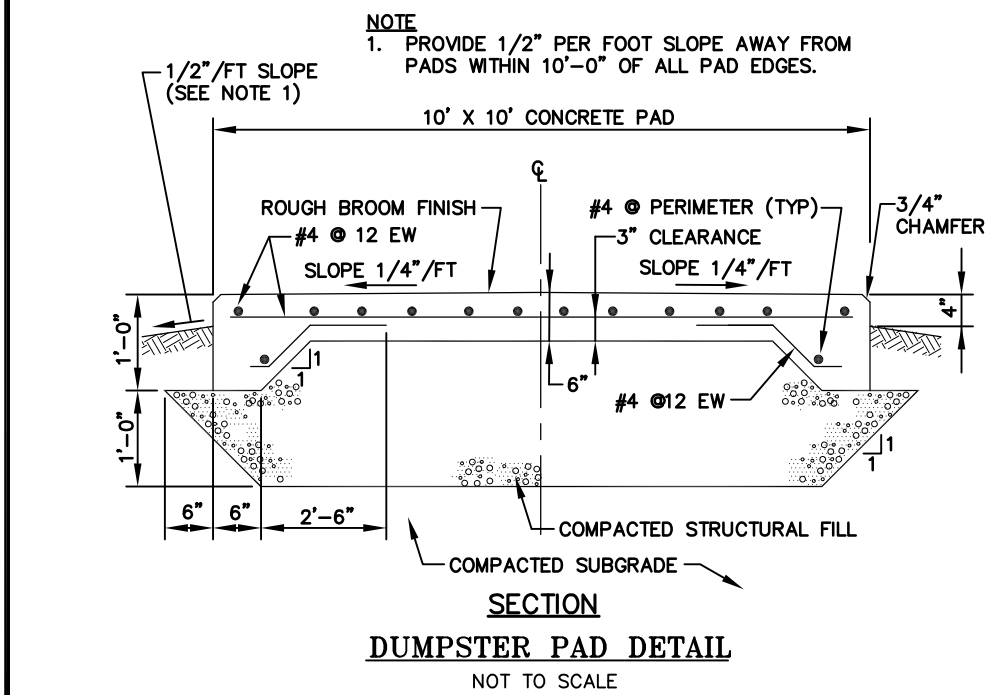
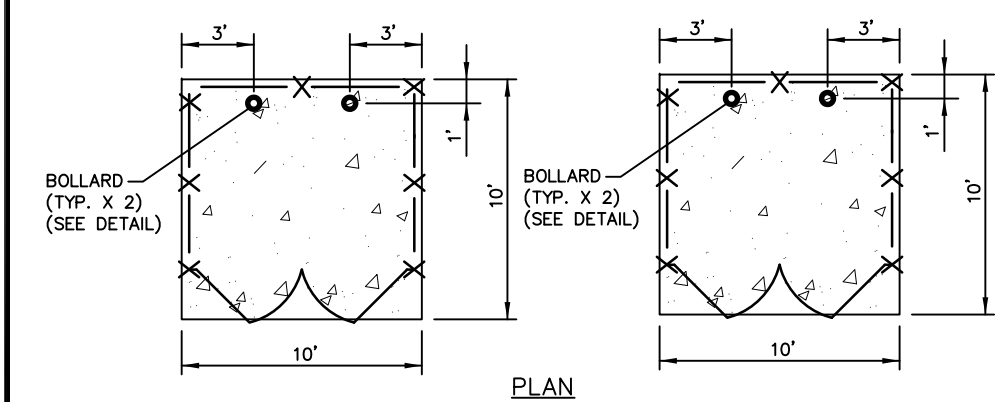
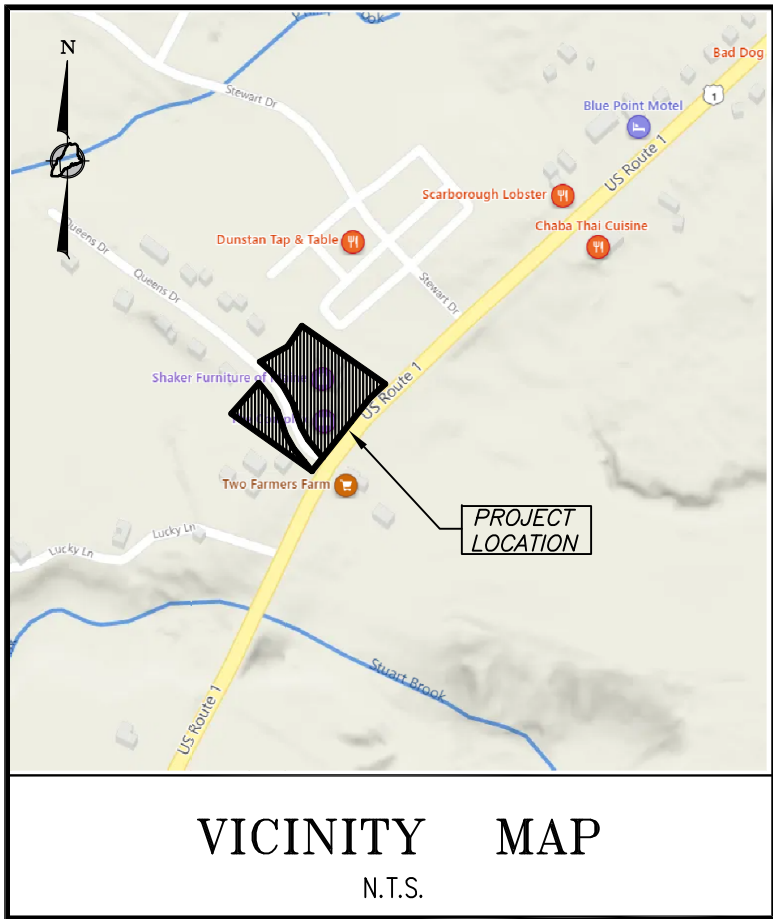




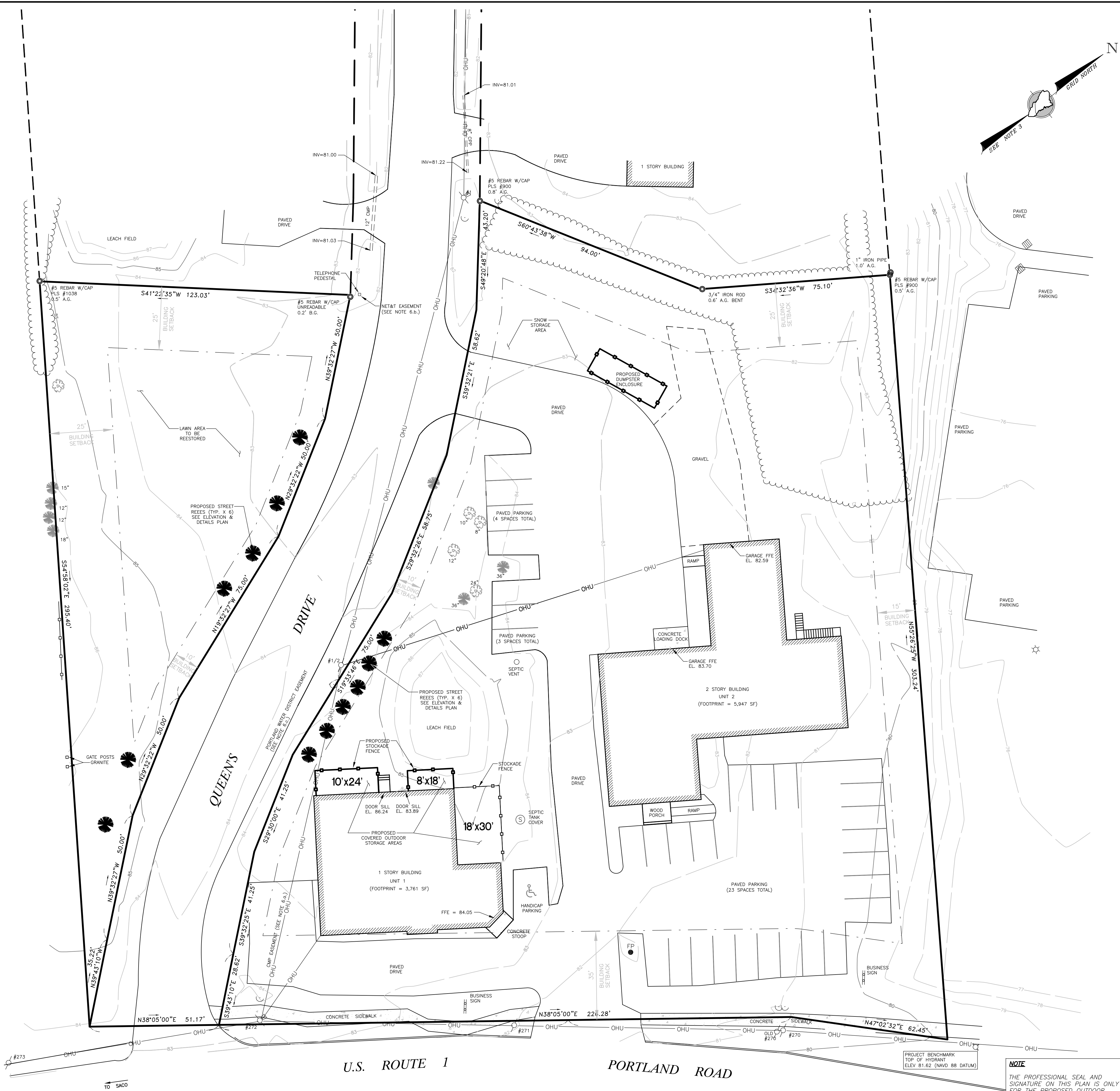
**Item #8**

LaPlante Electric is seeking a site plan amendment review for a commercial business, associated parking, vehicle storage, and other site improvements. The property is located at 717 U.S. Route 1 and is further identified as Tax Map U29, Lot 201.





STATE OF MAINE, CUMBERLAND SS.  
REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ H \_\_\_\_\_ M \_\_\_\_\_ AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTER



LEGEND

	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FOUND DECIDUOUS TREE (SIZE AS NOTED)
	FOUND CONIFEROUS TREE (SIZE AS NOTED)
	TREE LINE (APPROXIMATE)
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	BUILDING SETBACK
	OVERHEAD UTILITY
	NOW OR FORMERLY OWNED BY
	DEED BOOK AND PAGE
	TAX MAP-LOT
	PARENTHESIS DENOTE RECORD DATA

- NOTES
- RECORD OWNER OF THE PARCEL SHOWN IS PROPERTY 717, LLC AS DESCRIBED IN A DEED FROM ELM STREET KEENE, LLC, DATED MARCH 29, 2021 AND RECORDED IN BOOK 37997, PAGE 348, CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - THE PARCEL SHOWN IS LOCATED ON THE TOWN OF SCARBOROUGH ASSESSOR'S MAP U029, PARCEL 201.
  - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH. (RECORD BEARINGS ARE MAGNETIC BASED ON PLAN REFERENCE 4.a.)
  - PLAN REFERENCES:
    - AMENDED CONDOMINIUM PLAT OF SCARBOROUGH BUSINESS PARK CONDOMINIUM, 715 & 717 U.S. ROUTE 1, SCARBOROUGH, MAINE BY LOWER VILLAGE SURVEY CO., DATED APRIL 7, 2020, RECORDED IN PLAN BOOK 220, PAGE 89.
    - "PLAN OF SUBDIVISION FOR LEE ADAMS JR., ROUTE 1, SCARBOROUGH, MAINE" BY C.R. STORER, INC., DATED JUNE 25, 1969, RECORDED IN PLAN BOOK 80, PAGE 26.
  - THE WIDTH OF QUEEN'S DRIVE IS 50' BASED ON PLAN REFERENCED IN NOTE 4.b.. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SAID PLAN.
  - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
    - EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED OCTOBER 21, 1969, RECORDED IN BOOK 3111, PAGE 749.
    - EASEMENT TONEW ENGLAND TELEPHONE & TELEGRAPH COMPANY DATED DECEMBER 17, 1969, RECORDED IN BOOK 3113, PAGE 148.
    - EASEMENT TO PORTLAND WATER DISTRICT DATED OCTOBER 10, 1969, RECORDED IN BOOK 3106, PAGE 570.
  - AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE TVC DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA = 10,000 S.F.  
MINIMUM FRONTAGE = 200'  
SETBACKS:  
FRONT = 35' MINIMUM, 90' MAXIMUM  
SIDE = 15'  
REAR = 15'  
MAXIMUM LOT COVERAGE = 50% BUILDING - 85% ALL IMPERVIOUS SURFACES  
MAXIMUM BUILDING HEIGHT = 45'  
MINIMUM LOT WIDTH = 50'

OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
  - ELEVATIONS AND CONTOURS BASED ON NAVD 1988 DATUM OBTAINED BY GPS-RTK. SEE PLAN FOR TBM DESCRIPTION.
  - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
  - THE TOTAL AREA OF THE PROPOSED OUTDOOR COVERED SPACE IS: 957± S.F.
  - ALL INFORMATION SHOWN ON THE AMENDED CONDOMINIUM PLAT DATED APRIL 7, 2020 REMAINS APPLICABLE. THIS 2ND AMENDED PLAT PERTAINS ONLY TO THE COVERED OUTDOOR STORAGE AREA AND PATIO ATTACHED TO UNIT 1, AND TO THE DUMPSTER PAD LOCATION.

FOR BOUNDARY AND RELATED INFORMATION, SEE PLANS REFERENCED IN NOTE 4.a. & 4.b.

Revision	By	Date	Change
2	SW	3/27/2022	REVISED PER TOWN COMMENTS
1	CJB	3/3/2022	ADDITIONS FOR PROPOSED OUTDOOR STORAGE COVERAGE AND DUMPSTERS

PROJECT: 42656	DRAWING NAME: 42656-CONCEPT.dwg
ISSUED: FEBRUARY 18, 2022	SCALE: 1"=20' FB # NO DRAWN BY: JAP
FILED BY: JAP / CJB	FIELD DATE: 1/13/2022 CHECKED BY: DMM / TFM

Drawing Name and Location:  
**2ND AMENDED CONDOMINIUM PLAT OF SCARBOROUGH BUSINESS PARK CONDOMINIUM**  
715 & 717 U.S. ROUTE 1, SCARBOROUGH, MAINE  
Owner:  
**PROPERTY 717, LLC**  
P.O. BOX 971, PORTLAND, MAINE 04104  
Prepared For:  
**LaPLANTE ELECTRIC**

SURVEYING • ENGINEERING • LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074  
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com  
0 20' 40' 80'

STAMP AND SIGNATURE

	DATE
--	------

E:\Land Projects\42656\42656-CONCEPT.dwg



**Item #9**

Miser Investments, LLC has submitted a site plan to construct a 5,600 square foot structure that would be composed of two storefronts for commercial space, and a third tenant space for a proposed drive through coffee shop. The project is located in the existing space of the Marden's parking lot, and further identified as Tax Map R37, Lot 14A.



