

AGENDA

Scarborough Planning Board

Regular Meeting – 6:30 PM

Monday, September 19, 2022

TO VIEW SEPTEMBER 19 PLANNING BOARD MEETING (YouTube – VIEW ONLY):

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

TO ATTEND SEPTEMBER 19 PLANNING BOARD MEETING (ZOOM):

<https://scarboroughmaine.zoom.us/j/81090534827>

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 (August 29, 2022)
5. The Planning Board will conduct a Public Hearing to receive comment on amendments to Chapter 405C – Shoreland Zoning Ordinance. The proposed amendments relate to height requirements for non-conforming structures that are located in areas of special flood hazard.*
6. AR Building requests a site plan review to establish 10 multifamily structures on a 57 acre parcel located at 35 Mussey Road, Assessor's Map R38, Lot 1.*
7. Crossroads Holdings, LLC is requesting a subdivision amendment review for the 5th amended subdivision of the Town Center Residential District to include a drainage easement and 8 single family homes on Lot 35. The property is further identified as Assessor's Map U55, Lot 35.*
8. Crossroads Holdings, LLC requests a subdivision amendment review of the sixth amended subdivision of the Town Center Residential District. The amendment would reduce the area of Lot 42 and add small access and utility easements. The property is further identified as Assessor's Map R52, Lot 4.*

9. Crossroads Holdings, LLC requests a site plan review for Hackamore Place Apartments II. The project would create 3, 15 unit apartment buildings in the Town Center Residential District of The Downs. The property is further identified as Assessor's Map R52, Lot 4.*
10. Evergreen Credit Union is requesting site plan review for a 3,156 sq. ft. credit union located at 617 U.S. Route 1, Assessor's Map U31, Lot 43.*
11. NxGen Development, LLC, requests a site plan amendment review to construct a 9,900 square foot, two story mixed use building on Lot 35 in the Innovation District of The Downs. The property is further identified as Assessor's Map U53, Lot 35.*
12. Staff Report
13. Administrative Amendment Report
14. Minor Development Reviews (Staff Review)
15. Correspondence
16. Planning Board Comments
17. 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 on proposed amendments to Chapter 405C, the town's Shoreland Zoning Ordinance. The amendments relate to legislative changes to allow exceptions to height limitations in special flood hazard areas. The Town Council held its first reading of the proposed amendments on September 7th and referred the draft language to the Planning Board for review and a public hearing.

Scarborough Town Council Meeting

Council Meeting Date: September 7, 2022

ACTION ITEM: Order No. 22-085.
SUBJECT: First reading and refer to the Planning Board, the proposed amendments to Chapter 405C – the Scarborough Shoreland Zoning Ordinance. <i>[Zoning Administrator]</i>
PURPOSE: Update ordinance to reflect legislative changes.
BACKGROUND: See memo attached.
FISCAL IMPACT:
STATUS / PROCESS TO DATE: <ul style="list-style-type: none">• Presented to the Ordinance Committee: August 18, 2022.• First reading before the Town Council: September 7, 2022.
PROPOSED ACTION: Move approval of the first reading on Order No. 22-085 and refer to the Planning Board, the proposed amendments to Chapter 405C – the Scarborough Shoreland Zoning Ordinance and scheduled the public hearing upon receipt of the Planning Board’s recommendations. <i>[Zoning Administrator]</i>
ATTACHMENTS: <ul style="list-style-type: none">• Memo from the Zoning Administrator.• Proposed Amendments.

To: Scarborough Town Council
From: Brian Longstaff, Zoning Administrator
Cc: Tom Hall, Town Manager
Date: August 22, 2022

Subject: Shoreland Zoning Ordinance Amendments

Purpose:

Until August 8, 2022, Maine's Chapter 1000: GUIDELINES FOR MUNICIPAL SHORELAND ZONING ORDINANCES did not contain any allowances for existing non-conforming structures that were required to elevate in compliance with the Floodplain Management Ordinance standards. For structures less than 75 ft. from the normal high water line, this limited the building height to 20 ft. or the existing building height, whichever was greater. Many coastal cottages are already at or exceed that height, and the guidelines did not provide any direction as to whether the building would be required to have the roof modified in order to comply with the Shoreland height limit as well as the Floodplain requirement to elevate the lowest floor.

Last fall, Staff engaged with Sen. Stacy Brenner, senior staff from the Maine Department of Environmental Protection (MEDEP), and State Floodplain Coordinator Sue Baker to discuss the issue and arrive at plausible solutions.

The result was LD 1809, *An Act To Allow Exceptions to the Height Limitations under the Shoreland Zoning Laws*, which was signed into law on March 16, 2022 and became effective on August 8. This law amended state statute Title 38 MRSA § 436 and 439 to provide municipalities with the ability to make exceptions to the height limitations for non-conforming structures that were also in areas of special flood hazard. These exceptions need to be enacted by the municipality in order to be in effect.

Staff has essentially cut and pasted the new provisions in red underlined text within the effected sections of Scarborough's Shoreland Zoning Ordinance for your review. In addition, a copy of the State law is also attached.

Planning & Code Enforcement

CHAPTER 405C SHORELAND ZONING ORDINANCE FOR THE TOWN OF SCARBOROUGH, MAINE

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

1. Section 12. Non-conformance – C. Non-conforming Structures - 1. Expansions is amended by deleting the strikethrough and adding the underlined, as shown below:

Section 12. Non-conformance

C. Non-conforming Structures (amended 06/03/2020, effective date 10/01/2020)

1. Expansions:

All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in Section 15(B)(1). A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs (a) and (b) below. This limitation does not apply to structures in the Stream Protection 2 Overlay District that are greater than seventy-five (75) feet from the normal high-water line of the stream, provided that the structure was in existence as of January 31, 2008. (amended 02/06/2008)

- (a) Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.
- (b) Notwithstanding paragraph (a), above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1).
 - i) The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.
- (c) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards

are met and the expansion is not prohibited by Section 12(C)(1) or Section 12(C)(1)(a), above.

- (i) For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.

(ii) ~~(ii)~~ In addition to the limitations in subparagraph (i), for structures that are legally nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12(C)(1)(b)(i) and Section 12(C)(1)(c)(i), above.

(iii) Notwithstanding the limitations on height imposed under paragraphs B and C, the height of a structure that is a legally existing nonconforming principal or accessory structure may be raised to, but not above, the minimum elevation necessary to be consistent with the local floodplain management elevation requirement or to 3 feet above base flood elevation, whichever is greater, as long as the structure is relocated, reconstructed, replaced or elevated within the boundaries of the parcel so that the water body or wetland setback requirement is met to the greatest practical extent. This paragraph applies to structures that:

- (1) Have been or are proposed to be relocated, reconstructed, replaced or elevated to be consistent with the local floodplain management elevation requirement; and,
- (2) Are located in an area of special flood hazard.

- (d) An approved plan for expansion of a nonconforming structure must be recorded by the applicant with the registry of deeds, within 90 days of approval. The recorded plan must⁴. If the property is not served by a public sewer, a valid external plumbing permit or completed application for an external plumbing permit, including the site evaluation approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure or use would require the installation of a subsurface sewage disposal system. (amended 07/15/2009)

5. When an excavation contractor will perform an activity that requires or results in more than one (1) cubic yard of soil disturbance, the person responsible for management of erosion and sedimentation control practices at the site must be certified in erosion control practices by the Maine Department of Environmental Protection. This person must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which

will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion. The name and certification number of the person who will oversee the activity causing or resulting in soil disturbance shall be included on the permit application. This requirement does not apply to a person or firm engaged in agriculture or timber harvesting if best management practices for erosion and sedimentation control are used; and municipal, state and federal employees engaged in projects associated with that employment. (amended 06/03/2020, effective date 10/01/2020)

2. *Section 12. Non-conformance – D. Procedure for Administering Permits, is amended by adding the underlined, as shown below:*

D. Procedure for Administering Permits

Within 35 days of the date of receiving a written application, the permitting authority, as indicated in Section 14, shall notify the applicant in writing either that the application is a complete application, or, if the application is incomplete, that specified additional material is needed to make the application complete. The permitting authority, as appropriate, shall approve, approve with conditions, or deny all permit applications in writing within 35 days of receiving a completed application. However, if the Planning Board is the permitting authority and has a waiting list of applications, a decision on the application shall occur within 35 days after the first available date on the permitting authority's agenda following receipt of the completed application, or within 35 days of the public hearing, if one is held. Permits shall be approved if the proposed use or structure is found to be in conformance with the purposes and provisions of this Ordinance.

The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this Ordinance. The permitting authority reserves the right to request additional plans or information, depending on the nature of the proposal and its anticipated impacts. The permitting authority may also engage the services of one or more professional consultants to review the materials submitted by the applicant, the cost of which shall be paid by the applicant.

Photographic record required. An applicant for a permit for development within the shoreland zone must provide to the municipal permitting authority preconstruction photographs and, no later than 20 days after completion of the development, postconstruction photographs of the shoreline vegetation and development site.

After the submission of a complete application to the permitting authority, the permitting authority shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use: (amended 06/03/2020, effective date 10/01/2020)

1. Will maintain safe and healthful conditions;
2. Will not result in water pollution, erosion, or sedimentation to surface waters;
3. Will adequately provide for the disposal of all wastewater

3. *Section 17. Definitions is amended by deleting the strikethrough and adding the underlined, as shown below:*

Section 17. Definitions

Accessory structure or use:

A use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

Aggrieved party:

An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance. (amended 06/03/2020, effective date 10/01/2020)

Agriculture:

The production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green house products. Agriculture does not include forest management and timber harvesting activities.

Aquaculture:

The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Area of special flood hazard:

Area of special flood hazard means land in a floodplain having a 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

Basal area:

The area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark.

Basement:

Any portion of a structure with a floor-to-ceiling height of 6 feet or more and having more than 50% of its volume below the existing ground level. (amended 06/03/2020, effective date 10/01/2020)

Boat Launching Facility:

A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

Bureau of Forestry: State of Maine Department of Agriculture, Conservation, and Forestry, Bureau of Forestry. (amended 06/03/2020, effective date 10/01/2020)

limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger. (amended 06/03/2020, effective date 10/01/2020)

Height of a structure:

~~The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area. (amended 07/15/2009)~~

Height:

- A. With respect to existing principal or accessory structures, including legally existing nonconforming structures, located within an area of special flood hazard that have been or are proposed to be relocated, reconstructed, replaced or elevated to be consistent with the minimum elevation required by a local floodplain management ordinance., the vertical distance between the bottom of the sill of the structure to the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances that have no floor area; and
- B. With respect to new principal or accessory structures and to existing principal or accessory structures other than those described in paragraph A, including legally existing nonconforming structures, the vertical distance between the mean original grade at the downhill side of the structure, prior to construction, and the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances that have no floor area.

Home occupation:

An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than one person other than family members residing in the home.

Increase in nonconformity of a structure:

Any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or tributary streams if the expansion extends no further into the required setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures. (amended 06/03/2020, effective date 10/01/2020)

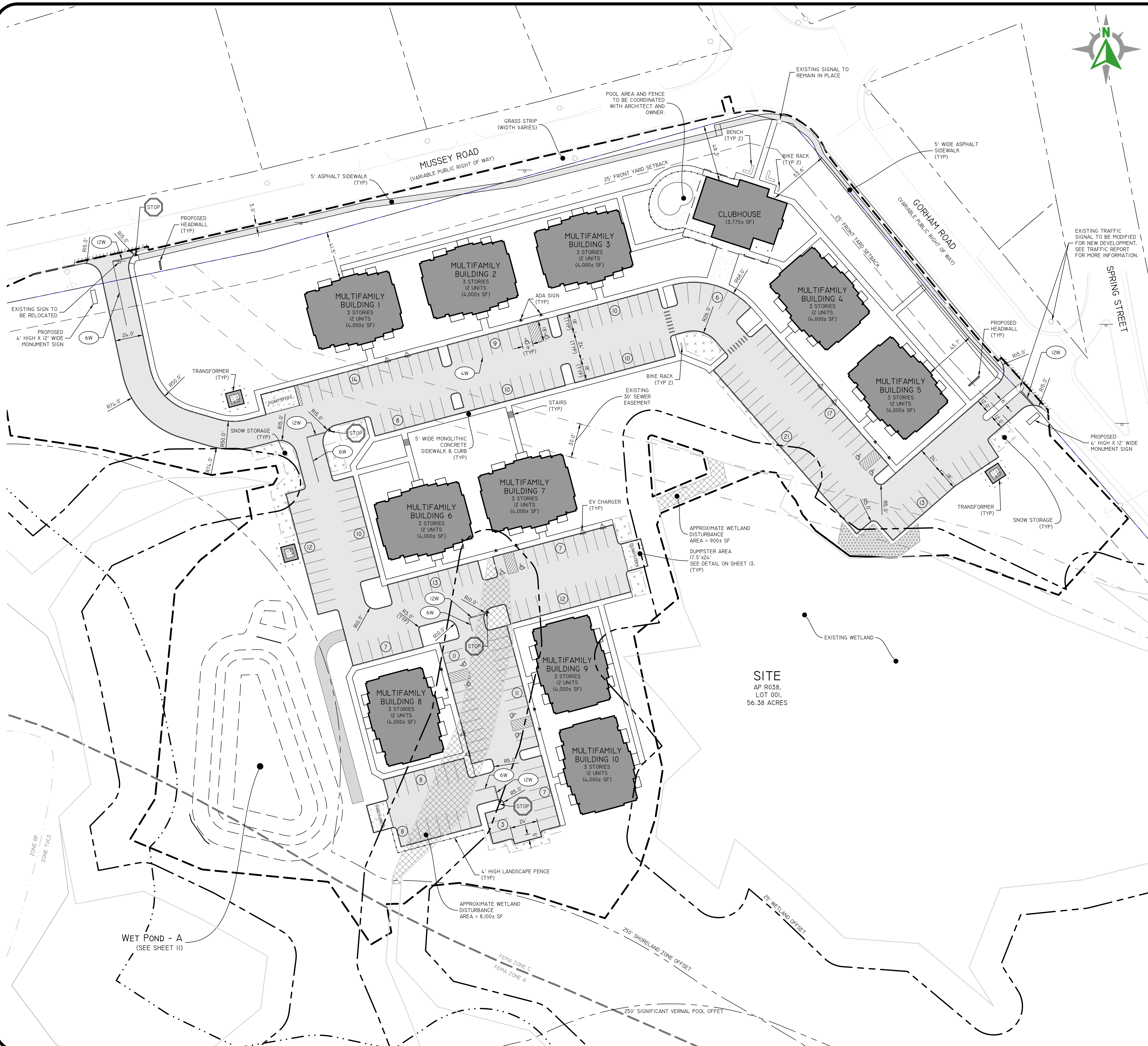
Individual private campsite:

An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fire place, or tent platform. (amended 06/03/2020, effective date 10/01/2020)

Item #6

AR Building requests a site plan review for development of 120 multifamily units on a 57 acre parcel located at 35 Mussey Road. The project includes 10, 3 story buildings with a 1 story clubhouse, and would include a mix of one and two bedroom market rate units. It would also preserve 32 acres of the site as open space adjacent to Warren Woods.

Z:\DEVELOPMENT\PROJECTS\0265-00 MUSSEY ROAD\AUTOCAD DRAWINGS\0265-00 PLANNING PLOTTED: 8/19/2022



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
PO BOX 7022
SCARBOROUGH, ME 04070
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 23080500050, MAP REVISED JUNE 19, 1995.
- A PORTION OF THE SITE IS WITHIN A:
SHORELAND ZONING OVERLAY
- SURVEY AND WETLANDS PROVIDED FROM SEBAGO TECHINCS, 75 JOHN ROBERTS RD, SUITE 4A, SOUTH PORTLAND, ME
- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND UNITS 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	1,429,627 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'	1358'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	50'	43'±
MINIMUM SIDE YARD:	15'	15'	815'±
MINIMUM REAR YARD:	15'	15'	821'±
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%

DENSITY

RESIDENTIAL DENSITY
THE FOLLOWING DENSITY FACTORS APPLY ONLY IN THOSE ZONING DISTRICTS THAT EXPLICITLY PROVIDE FOR RESIDENTIAL DENSITY 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

PROPOSED 60 (1) BEDROOM UNITS GREATER THAN 750' 60 X 0.66 (DENSITY FACTOR) = 39.6

PROPOSED 60 (2) BEDROOM UNITS LESS THAN 1200' 60 X 0.66 (DENSITY FACTOR) = 39.6

TOTAL UNITS WITH DENSITY FACTOR = 79.2

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.

SHORELAND ZONE DISTURBANCE:
PER CHAPTER 405C - SHORELAND ZONING ORDINANCE SECTION 15 PART 0 - "IN NO EVENT SHALL CLEARED OPENINGS FOR ANY PURPOSE, INCLUDING BUT NOT LIMITED TO, PRINCIPAL AND ACCESSORY STRUCTURES, DRIVEWAYS, LAWNS AND SEWAGE DISPOSAL AREAS, EXCEED IN THE AGGREGATE, 25% OF THE LOT AREA WITHIN THE SHORELAND ZONE OR TEN THOUSAND (10,000) SQUARE FEET, WHICHEVER IS GREATER, INCLUDING LAND PREVIOUSLY CLEARED. (AMENDED 07/15/2009)"

TOTAL AREA OF SHORELAND ZONE ON SITE = 997,650 SF (22.90 AC)

25% OF SHORELAND ZONE = 249,413 SF (5.73 AC)

TOTAL AREA OF DISTURBANCE WITHIN SHORELAND ZONE = 40,863 SF (0.94 AC)

PERCENTAGE OF SHORELAND ZONE DISTURBED = 4.1%

NET RESIDENTIAL ACREAGE: [AMENDED 07/20/04] [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.

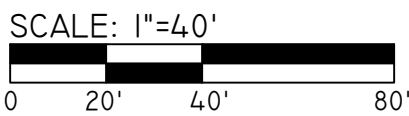
NOTE #	ZONE TVC3	ZONE RP	ZONE RF
1	0	0	0
2	7.34 AC	17.15 AC	10.01 AC
3	N/A	N/A	N/A
20%-25%:	1.59 AC	0	0
25%-200%:	1.45 AC	0	0
4	N/A	N/A	N/A
5	0	0.98 AC	0
6	N/A	0	N/A
7	N/A	N/A	N/A

TOTAL ZONE AREA: 28.14 AC
TOTAL EXCLUDED AREA: 10.18 AC
TOTAL UPLAND AREA: 17.96 AC

UPLAND:
ALLOWED: 17.96 AC X 5 UNITS PER ACRE = 89.5 UNITS
PROVIDED: 79.2 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
ADA PARKING REQUIRED: 7 SPACES (INCL. MINIMUM OF 2 VAN SPACES)
ADA PARKING PROVIDED: 10 SPACES (INCL. 5 VAN SPACES)



SITE LAYOUT 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

NO.	DATE	DESCRIPTION	BY:	DESIGN BY: B.D.C.
1	07/22/2022	PRELIMINARY SUBMISSION	K.M.R.	
2	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
3	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
4	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
5	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
6	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
7	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
8	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
9	07/22/2022	S.I.A. SUBMISSION	K.M.R.	
10	07/22/2022	S.I.A. SUBMISSION	K.M.R.	

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE ENGINEERING PROFESSIONAL ENGINEER OF DIPIRETE ENGINEERING. DIPIRETE ENGINEERING ONLY WARRANTS PLANS OR A DIPIRETE PROFESSIONAL ENGINEER OF DIPIRETE ENGINEERING. DIPIRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ONLY A DIPIRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

BRANDON DAVID
CARR
No. 16931
LICENSED PROFESSIONAL ENGINEER

Diprete Engineering

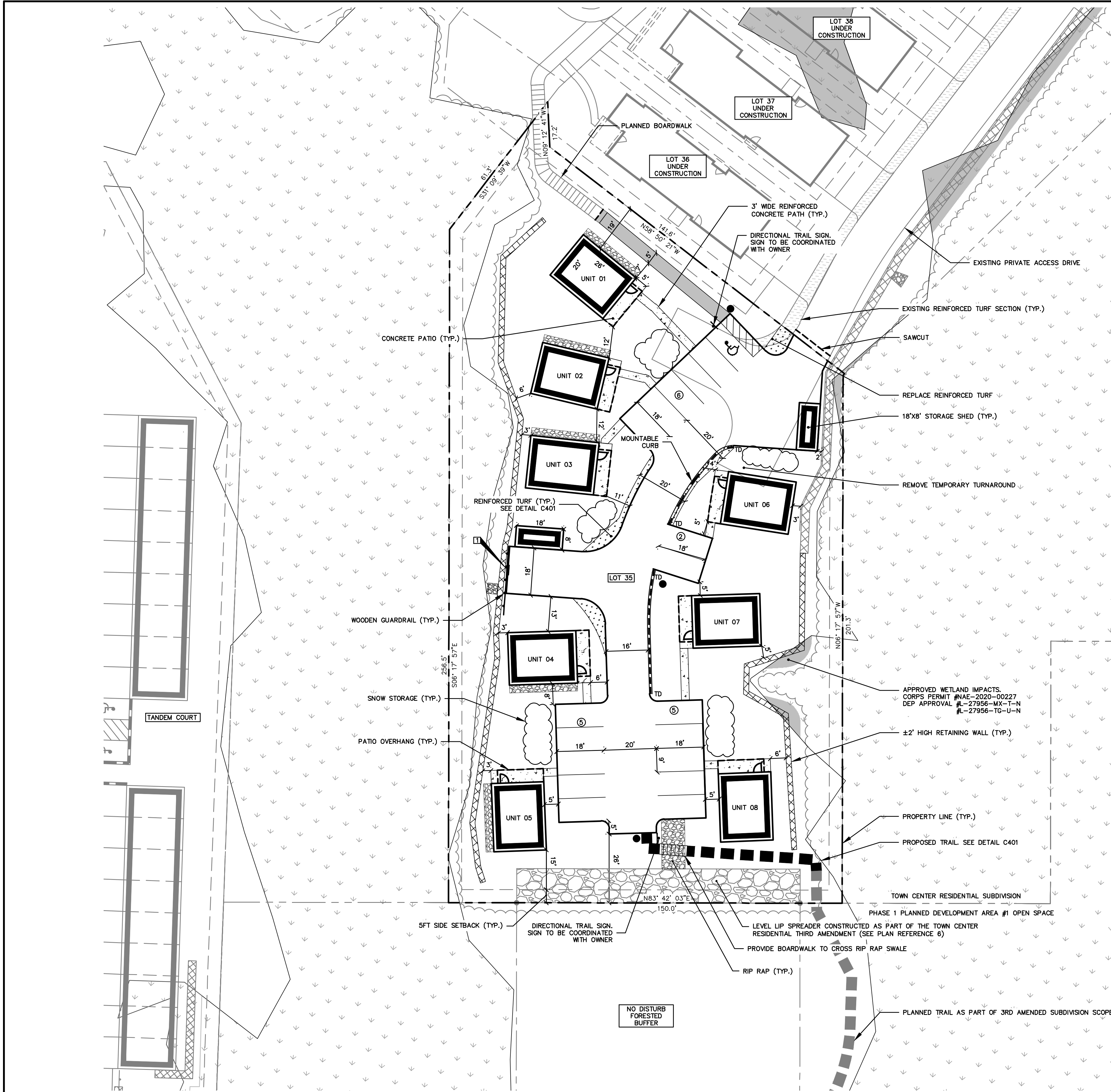
105 Easton Avenue Suite 200 Dedham, MA 02026
tel 781-326-0021 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

Item #7

Crossroads Holdings is requesting a subdivision amendment review for the 5th Amended subdivision of the Town Center Residential (TCR) district to include a drainage easement and 8 single family homes on lot 35. The property is further identified as Assessor's Map U55, Lot 35.

U:\3377 Scarborough Downs Ribara\Z - CAD\UOW\CORE RESIDENTIAL PHASE 2\Phase 1\LOT 35\3377-633-SP-L0T35.dwg - 8/31/2022 2:36 PM



PLAN REFERENCES

1. SECOND AMENDED SUBDIVISION PLAN - TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE. MADE FOR OWNER OF RECORD CROSSROADS HOLDINGS, LLC BY OWEN HASKELL, INC. DATED MARCH 1, 2021.
2. "ALTA/NSPS LAND TITLE SURVEY 1 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, CUMBERLAND COUNTY, MAINE" MADE FOR CROSSROADS HOLDINGS, LLC BY OWEN HASKELL, INC DATED NOVEMBER 27, 2017 AND REVISED MARCH 17, 2020.
3. "TOWN CENTER RESIDENTIAL - PHASE 4, SCARBOROUGH, MAINE" PREPARED BY GORRILL PALMER, DATED JULY 20, 2020 - FIRST AMENDED.
4. "THE DOWNS- TOWN CENTER RESIDENTIAL PHASE 2 - LOT 27 - TOWNHOUSES AT FRONTRUNNER PARK" PREPARED BY GORRILL PALMER DATED JUNE 9, 2021.
5. "THE DOWNS - TOWN CENTER RESIDENTIAL 4TH AMENDED SUBDIVISION" PREPARED BY GORRILL PALMER DATED JUNE 7, 2021.
6. THE DOWNS - TOWN CENTER RESIDENTIAL 3RD AMENDED SUBDIVISION" PREPARED BY GORRILL PALMER, DATED SEPTEMBER 22, 2021.



KEY MAP

SPACE AND BULK STANDARDS SINGLE FAMILY

ZONE: CPD	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	0 FT.	-
MIN. LOT SIZE	2,000 SF	0.88 AC
BUILDING SETBACKS		
FRONT	0 FT. ^{4,6}	>0 FT.
SIDE	5 FT. ³	>5 FT.
REAR	5 FT. ⁵	>5 FT.
MAX. BUILDING HEIGHT	4 STORIES AND 50 FT	13'
MAX. IMPERVIOUS COVERAGE	75%	37%

ZONING NOTES:

1. MULTIPLE DWELLING UNITS AND BUILDINGS SHALL BE ALLOWED ON THE SAME LOT SUBJECT TO THE SPACE AND BULK REQUIREMENTS.
2. 5' SIDE YARD SETBACK IS REQUIRED BETWEEN SEPARATE, DETACHED BUILDINGS ONLY. THIS STANDARD DOES NOT APPLY TO INDIVIDUAL ATTACHED TOWNHOUSE UNITS.
3. 5' SIDE YARD SETBACKS MAY BE REDUCED TO 0' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES IF A MINIMUM DISTANCE OF 10' IS MAINTAINED TO STRUCTURES ON ABUTTING LOTS. SIDE YARD SETBACKS MAY BE REDUCED TO 0' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN OPEN SPACE OR COMMON. SIDE YARD SETBACKS MAY BE REDUCED TO 2' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN ALLEY.
4. 0' FOR PORCHES, STOOPS, STAIRS OR OTHER BUILDING ENTRY TYPES. INCREASE TO 4' TO FACE OF BUILDING (NON-ENTRY AREAS).
5. 5' REAR YARD SETBACK MAY BE REDUCED TO 0' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES IF A MINIMUM DISTANCE OF 10' IS MAINTAINED TO STRUCTURES ON ABUTTING LOTS. REAR YARD SETBACK MAY BE REDUCED TO 0' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN OPEN SPACE OR COMMON. REAR YARD SETBACK MAY BE REDUCED TO 2' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES WHEN ABUTTING AN ALLEY.

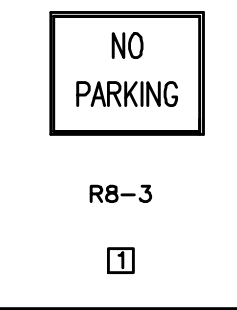
PLAN NOTES

1. THE PROPOSED DEVELOPMENT IS LOT 35 IN TOWN CENTER RESIDENTIAL - FOURTH AMENDED SUBDIVISION.
2. SNOW STORAGE AREAS SHALL BE SUPPLEMENTED WITH SNOW REMOVAL DUE TO LIMITED STORAGE AREA ON SITE.

PARKING COUNT

	REQUIRED	PROVIDED
8 SINGLE FAMILY (2 OFF STREET/UNIT)	16	16
VISITOR PARKING	0	2
TOTAL	16	18

SIGN LEGEND

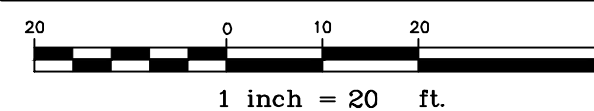


MATERIAL LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY	
BITUMINOUS SIDEWALK	PROPOSED REINFORCED TURF
REINFORCED CEMENT CONCRETE	EXISTING REINFORCED TURF

CURBING LEGEND

CONCRETE SLIPFORM CURB MOLD 1	
CONCRETE SLIPFORM CURB MOLD 2	



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

AMENDED SUBDIVISION REVIEW	9/2/22	DJG
SUBDIVISION AMENDMENT REVIEW	8/15/22	DJG
Issued For	Date	By

Design: LEL	Draft: CEH	Date: JULY 2022
Checked: DJG	Scale: 1"=20'	Job No.: 3377.633
File Name: 3377-633-SP-L0T35.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.		



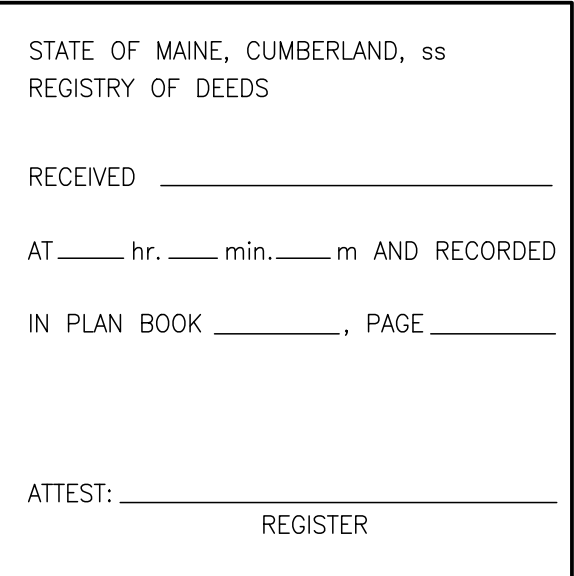
Relationships. Responsiveness. Results.
www.gorrillpalmer.com
207.772.2515
707 Sables Oaks Drive - Suite 30
South Portland, ME 04106

Drawing Name:	Site Layout Plan
Project:	Lot 35 - Simplicity Court Scarborough, Maine
Client:	Crossroads Holdings, LLC 175 Scarborough Downs Road, Suite 113, Scarborough, ME 04070

Drawing No.	C102
-------------	------

Item #8

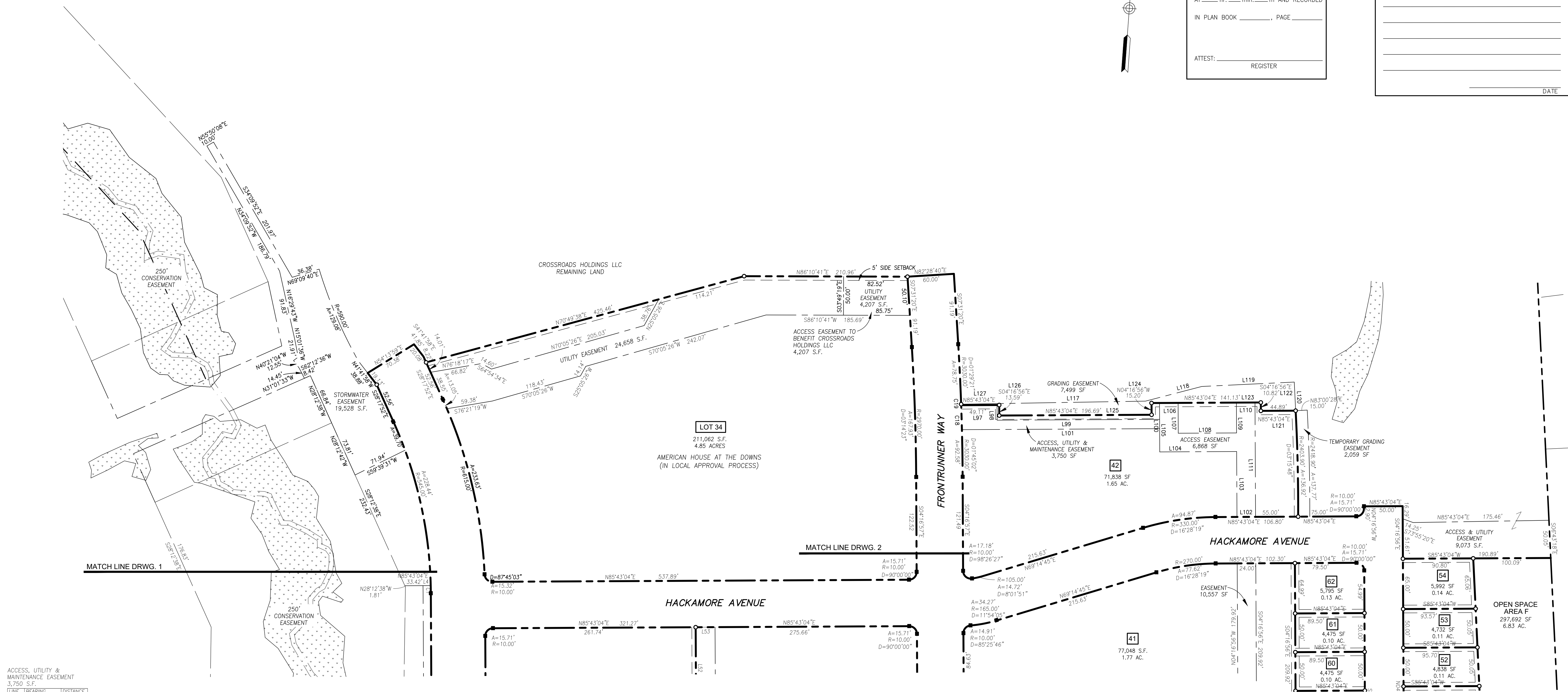
Crossroads Holdings is requesting a subdivision amendment review for the 6th Amended subdivision of the Town Center Residential (TCR) district. The amendment would include a lot line adjustment to reduce the size of Lot 42 and add several access and utility easements. The property is further identified as Assessor's Map R52, Lot 4.



TOWN OF SCARBOROUGH PLANNING BOARD

APPROVED BY THE

DATE _____



ACCESS, UTILITY &
MAINTENANCE EASEMENT
3,750 S.F.

LINE	BEARING	DISTANCE
L97	N85°43'04"E	46.26'
L98	S04°16'56"E	19.59'
L99	N85°43'04"E	209.84'
L100	S04°17'04"E	12.00'
L101	S85°43'04"W	255.30'
C18	R=3030.00'	A=31.60'

ACCESS EASEMENT
6,868 S.F.

LINE	BEARING	DISTANCE
L102	S85°43'04"W	24.00'
L103	N04°17'04"W	84.50'
L104	S85°43'04"W	99.29'
L105	N04°17'04"W	63.20'
L106	N85°43'04"E	24.00'
L107	S04°17'04"E	39.20'
L108	N85°43'04"E	75.29'
L109	N04°17'04"E	39.20'
L110	N85°43'04"E	24.00'
L111	S04°17'04"E	147.70'

GRADING EASEMENT
7,499 S.F.

LINE	BEARING	DISTANCE
L117	N85°03'03"E	238.09'
L118	N71°23'35"E	75.12'
L119	N83°16'42"E	119.53'
L120	S06°43'18"E	37.00'
L121	S85°43'04"W	44.89'
L122	N04°16'56"W	10.82'
L123	S85°43'04"W	141.13'
L124	S04°16'56"E	15.20'
L125	S85°43'04"W	196.69'
L126	N04°16'56"W	13.59'
L127	S85°43'05"W	49.11'
C19	R=30.30"O	A=1.31'

SCALE : 1" = 60'

A horizontal scale bar with a black and white alternating pattern. It is marked with 0', 30', 60', and 120'.

PLAN REFERENCES

1. ALTA/NPS/SL LAND TITLE SURVEY 1 SCARBOROUGH DOWNS ROAD SCARBOROUGH, CUMBERLAND COUNTY MAINE MADE FOR CROSSROADS HOLDINGS LLC BY OWEN HASKELL, INC. DATED DECEMBER 4, 2017.
2. FIRST AMENDED SUBDIVISION PLAN TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH, CUMBERLAND COUNTY, MAINE MADE FOR CROSSROADS HOLDINGS LLC BY OWEN HASKELL, INC. DATED MAY 10, 2018.
3. SECOND AMENDED SUBDIVISION PLAN - PLANNED DEVELOPMENT AREA #1, THE DOWNS - MIXED RESIDENTIAL PLANNED DEVELOPMENT, SCARBOROUGH DOWNS, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD MAY 14, 2021 BY GORRILL PALMER RECORDED IN PLAN BOOK 221 PAGE 348-349.
4. THIRD AMENDED SUBDIVISION PLAN TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD MAY 14, 2021 BY OWEN HASKELL, INC. DATED MAY 14, 2021 RECORDED IN PLAN BOOK 221, PAGES 538-540.
5. FOURTH AMENDED SUBDIVISION PLAN TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD MAY 14, 2021 BY OWEN HASKELL, INC. DATED OCTOBER 24, 2021 RECORDED IN PLAN BOOK 221, PAGES 654-656.
6. FIFTH AMENDED SUBDIVISION PLAN TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD MAY 14, 2021 BY OWEN HASKELL, INC. DATED JULY 12, 2022.

GENERAL NOTES

1. WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY MARK HAMPTON IN NOVEMBER OF 2017 AND IN APRIL/MAY 2018 AND CONFIRMED BY TRC ENVIRONMENTAL IN DECEMBER 2018.
2. OWNER OF RECORD: CROSSROADS HOLDINGS, LLC C.C.R.D. BOOK 35147 PAGES 99-102.
3. PARCEL IS SHOWN AS LOT 4 ON THE TOWN OF SCARBOROUGH ASSESSORS MAP R052.
4. BEARINGS ARE BASED ON GPS DERIVED COORDINATES FROM AERIAL MAPPING CONTROL FOR THIS PROJECT.
5. TREE REMOVAL BETWEEN JUNE 1 AND JULY 31 IS PROHIBITED.
6. SCARBOROUGH DOWNS ROAD, FRONTRUNNER WAY, PACER WAY, AND HACKMAKER AVENUE ARE PROPOSED ROADSWAYS FOR PUBLIC ACCEPTANCE, THE PRIVATE ALLEYS DEPICTED ARE NOT PLANNED FOR ACCEPTANCE BY THE TOWN.
8. TOTAL WETLAND IMPACT= 725 SF
TOTAL IMPERVIOUS AREA = 23.26 ACRES
TOTAL DEVELOPED AREA = 38.29 ACRES
9. OPEN SPACE AREA E SHOULD BE ALLOCATED TO LOTS 28-31, AND LOTS 35-39 BY DECLARATION. LOT 27, LOT 40 AND LOT 41 SHALL HAVE THE EXCLUSIVE USE OF OPEN SPACE A D.
10. LOTS 1, 2, 3, 27, 34, 35, 40, 41 AND 42 ARE TO BE DESIGNED AND REVIEWED UNDER INDEPENDENT SUBDIVISION AND/OR SITE PLAN.
11. LOTS 19-26 SHALL HAVE THE EXCLUSIVE USE OF OPEN SPACE A B.
12. HAYLOFT LANE SHALL BE USED ONLY BY THE OWNERS OF LOTS 3, AND 23 THROUGH 26.
13. LOTS 4-18 SHALL HAVE THE EXCLUSIVE USE OF OPEN SPACE A A.
14. DAISYCUTTER LANE SHALL BE USED ONLY BY THE OWNERS OF LOTS 19-22 AND 11-18.

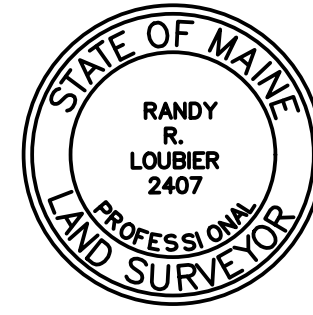
15. FUTURITY LANE SHALL BE USED ONLY BY THE OWNERS OF LOTS 1, 4-10, 28-31.
16. THE DEVELOPER MAY ADD ADDITIONAL LAND TO THE PROPERTY SHOWN ON THIS PLAN, AND CREATE AND RESERVE ADDITIONAL RIGHTS AND EASEMENTS AT THE TIME OF THE ADDITION OF EACH LAND PHASE, SUBJECT TO ANY REQUIRED APPROVAL OF THE TOWN OF SCARBOROUGH.
17. FIRST AMENDMENT – REVISIONS TO THE LOT 2 MAINTENANCE AND ACCESS EASEMENT BASED ON LOT 2 PROGRAMMING. AMENDMENT REVISED THE AFFORDABLE HOUSING TABLE TO REFERENCE LOT 1 & 3 RECORDED PLANS. AMENDMENT CORRECTED NET RESIDENTIAL UNIT CALCULATION ERROR.
18. SECOND AMENDMENT – FRONTRunner WAY AND PACER WAY RIGHTS-OF-WAY HAVE BEEN EXTENDED AND SEVEN NEW LOTS HAVE BEEN ADDED. NET RESIDENTIAL AND AFFORDABLE HOUSING CALCULATIONS HAVE BEEN UPDATED TO REFLECT NEW DEVELOPABLE AREA.
19. THIRD AMENDMENT– CREATION OF LOTS 34–39 AND ASSOCIATED EASEMENTS, CONNECTION OF FRONTRunner WAY AND HACKMAKORE AVENUE RIGHTS-OF-WAY. NET RESIDENTIAL AND AFFORDABLE HOUSING CALCULATIONS HAVE BEEN UPDATED TO REFLECT NEW DEVELOPABLE AREA.
20. FOURTH AMENDMENT – CREATION OF LOT 40–62 AND ASSOCIATED EASEMENTS, CONNECTION OF HACKMAKORE AVE. AND PACER WAY RIGHT-OF-WAYS. NET RESIDENTIAL AND AFFORDABLE HOUSING CALCULATIONS HAVE BEEN UPDATED TO REFLECT NEW DEVELOPABLE AREA.
21. LOT 40 TO PROVIDE FENCING ALONG LOT 55 SOUTHERN BORDER. NO OBJECTS OVER 2 FEET IN HEIGHT ALLOWED WITHIN SIGHT DISTANCE OBSTRUCTION AREA. IF FIGHT DISTANCE CANNOT BE MAINTAINED, ENTRANCE MODIFICATIONS TO LOT 40 MUST BE REVISED, INCLUDING:
 - ENTER ONLY, OR
 - CLOSURE OF LOT 40 ENTRANCE FROM PACER WAY
22. THIS DEVELOPMENT IS SUBJECT TO MAINE DEP SLDA PERMIT #L-27956-TG-U-N.
23. FIFTH AMENDMENT REMOVES EASEMENTS BETWEEN LOTS 44 AND 45 AND ADDS MAINTENANCE AND ACCESS EASEMENT TO LOT 40. UPDATED RESIDENTIAL DENSITY TABLE FOR THE NUMBER OF UNITS FOR LOT 35.
24. SIXTH AMENDED PLAN REDUCES THE SIZE OF LOT 42, UPDATES NET RESIDENTIAL DENSITY TABLES, AND ADDS ACCOMPANYING EASEMENTS TO LOT 42.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

Randy R Loubier
RANDY R. LOUBIER, PLS #2407

08/03/2022
DATE



**SIXTH AMENDED SUBDIVISION PLAN
TOWN CENTER
RESIDENTIAL SUBDIVISION
SCARBOROUGH DOWNS ROAD
SCARBOROUGH, MAINE
MADE FOR OWNER OF RECORD
CROSSROADS HOLDINGS, LLC
P.O. BOX 485, SCARBOROUGH, MAINE**

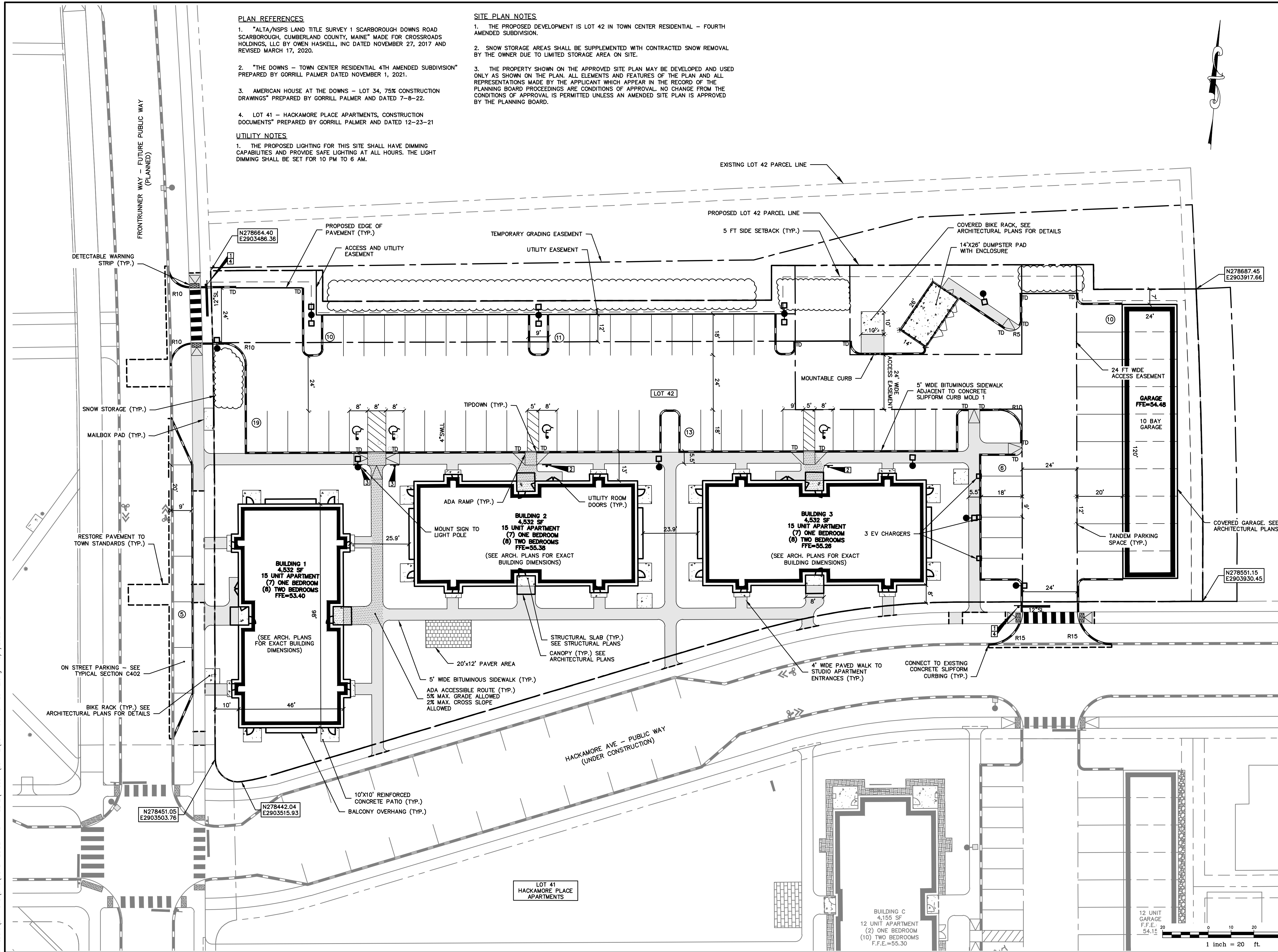

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424		
DRAWN BY: RRL / JLW	DATE: AUGUST 3, 2022	JOB NO. 2018-225 SC
CHECKED BY: RRL	SCALE: 1" = 60'	DRWG. NO. 3

Item #9

Crossroads Holdings is requesting a site plan review for a project in the Town Center Residential (TCR) district at Scarborough Downs. The project would involve construction of 3, 15 unit apartment buildings for a total of 45 units, and include associated parking, landscaping, and a 10 bay garage building and access drive. The three buildings would be a mix of one and two bedroom units.

U:\3377 Scarborough Downs Ribara\Z - CAD\UWA CORE RESIDENTIAL PHASE 2\Phase 1\LOT 42\3377-634-SP-L0T42.dwg - 9/1/2022 1:42 PM



PLAN REFERENCES

- "ALTA/NSPS LAND TITLE SURVEY 1 SCARBOROUGH DOWNS ROAD SCARBOROUGH, CUMBERLAND COUNTY, MAINE" MADE FOR CROSSROADS HOLDINGS, LLC BY OWEN HASKELL, INC DATED NOVEMBER 27, 2017 AND REVISED MARCH 17, 2020.
- "THE DOWNS - TOWN CENTER RESIDENTIAL 4TH AMENDED SUBDIVISION" PREPARED BY GORRILL PALMER DATED NOVEMBER 1, 2021.
- AMERICAN HOUSE AT THE DOWNS - LOT 34, 75% CONSTRUCTION DOCUMENTS* PREPARED BY GORRILL PALMER AND DATED 7-8-22.
- LOT 41 - HACKAMORE PLACE APARTMENTS, CONSTRUCTION DOCUMENTS* PREPARED BY GORRILL PALMER AND DATED 12-23-21

UTILITY NOTES

- THE PROPOSED LIGHTING FOR THIS SITE SHALL HAVE DIMMING CAPABILITIES AND PROVIDE SAFE LIGHTING AT ALL HOURS. THE LIGHT DIMMING SHALL BE SET FOR 10 PM TO 6 AM.

SITE PLAN NOTES

- THE PROPOSED DEVELOPMENT IS LOT 42 IN TOWN CENTER RESIDENTIAL - FOURTH AMENDED SUBDIVISION.
- SNOW STORAGE AREAS SHALL BE SUPPLEMENTED WITH CONTRACTED SNOW REMOVAL BY THE OWNER DUE TO LIMITED STORAGE AREA ON SITE.
- THE PROPERTY SHOWN ON THE APPROVED SITE PLAN MAY BE DEVELOPED AND USED ONLY AS SHOWN ON THE PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED SITE PLAN IS APPROVED BY THE PLANNING BOARD.



KEY MAP

PARKING SUMMARY

	REQUIRED	PROVIDED
APARTMENTS		
21 UNITS (1.5SP/ONE BEDROOM)	32	69 UNCOVERED
24 UNITS (2SP/TWO BEDROOM)	48	10 COVERED
		79 TOTAL
ONSITE	-	79
ON STREET	-	5
ACCESSIBLE SPACES	4	4
TOTAL	80	84

SPACE AND BULK STANDARDS MULTIFAMILY

ZONE: CPD	REQUIRED	PROPOSED
MIN. LOT AREA	5,000 SF	1.66 AC.
MIN. LOT FRONTAGE	0 FT.	664' FT.
MIN. YARD SETBACKS		
FRONT	0 FT. ^{4,6}	0 FT.
SIDE	5 FT. ⁵	>5 FT.
REAR	5 FT. ⁵	>5 FT.
MAX. BUILDING HEIGHT	4 STORIES AND 50 FT.	30 FT.
MAX. BUILDING COVERAGE	75%	22%

ZONING NOTES:

- MULTIPLE DWELLING UNITS AND BUILDINGS SHALL BE ALLOWED ON THE SAME LOT SUBJECT TO THE SPACE AND BULK REQUIREMENTS.
- 5' SIDE YARD SETBACK IS REQUIRED BETWEEN SEPARATE, DETACHED BUILDINGS ONLY. THIS STANDARD DOES NOT APPLY TO INDIVIDUAL ATTACHED TOWNHOUSE UNITS.
- 5' SIDE YARD SETBACKS MAY BE REDUCED TO 0' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES IF A MINIMUM DISTANCE OF 10' IS MAINTAINED TO STRUCTURES ON ABUTTING LOTS. SIDE YARD SETBACKS MAY BE REDUCED TO 0' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN OPEN SPACE OR COMMON. SIDE YARD SETBACKS MAY BE REDUCED TO 2' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN ALLEY.
- 0' FOR PORCHES, STOOPS, STAIRS OR OTHER BUILDING ENTRY TYPES. INCREASE TO 4' TO FACE OF BUILDING (NON-ENTRY AREAS).
- 5' REAR YARD SETBACK MAY BE REDUCED TO 0' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES IF A MINIMUM DISTANCE OF 10' IS MAINTAINED TO STRUCTURES ON ABUTTING LOTS. REAR YARD SETBACK MAY BE REDUCED TO 0' FOR ALL STRUCTURES (PRINCIPLE AND ACCESSORY) WHEN ABUTTING AN OPEN SPACE OR COMMON. REAR YARD SETBACK MAY BE REDUCED TO 2' FOR GARAGES, ACCESSORY DWELLING UNITS, AND OTHER ACCESSORY STRUCTURES WHEN ABUTTING AN ALLEY.
- STREET-LOADED GARAGES (GARAGES DIRECTLY ACCESSED FROM A PUBLIC STREET) SHALL BE SETBACK A MINIMUM OF 20' FROM THE RIGHT-OF-WAY. THIS SETBACK STANDARD DOES NOT APPLY TO GARAGES ACCESSED VIA AN INTERNAL ALLEY OR PRIVATE DRIVE.

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY

BITUMINOUS SIDEWALK	PAVERS
REINFORCED CEMENT CONCRETE	ADA ACCESSIBLE ROUTE

CURBING LEGEND

CONCRETE SLIPFORM CURB MOLD 1
CONCRETE SLIPFORM CURB MOLD 2

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

12"SL - 12" WIDTH STOP LINE
4"SWLL - 4" WIDTH SOLID WHITE LANE LINE

SIGN LEGEND

STOP R1-1 24"x 24" 1	WHEELCHAIR R7-8 12"x 18" 2	WHEELCHAIR R7-9 12"x 18" 3	W11-2 WITH W16-7P 30"x 30" 4
-------------------------------	-------------------------------------	-------------------------------------	---------------------------------------

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

SITE PLAN RESUBMISSION	9/2/22	DJG
SSD PROJECT APPROVAL	8/23/22	DJG
SITE PLAN REVIEW	8/8/22	DJG
Issued For	Date	By

Design: DJG	Draft: CEH	Date: AUG 2021
Checked: SB	Scale: 1"=20'	Job No: 3377.634
File Name: 3377-634-SP-L0T42.dwg		
This plan shall not be modified without written permission from: Gorrell Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorrell Palmer.		



Relationships. Responsiveness. Results.
www.gorrellpalmer.com
207.772.2515
707 Sables Oaks Drive - Suite 30
South Portland, ME 04106

Drawing Name:	Site Layout Plan
Project:	LOT 42 - HACKAMORE PLACE APARTMENTS II Scarborough, Maine
Client:	HACKAMORE PLACE APARTMENTS II LLC PO Box 188, Scarborough, ME 04070

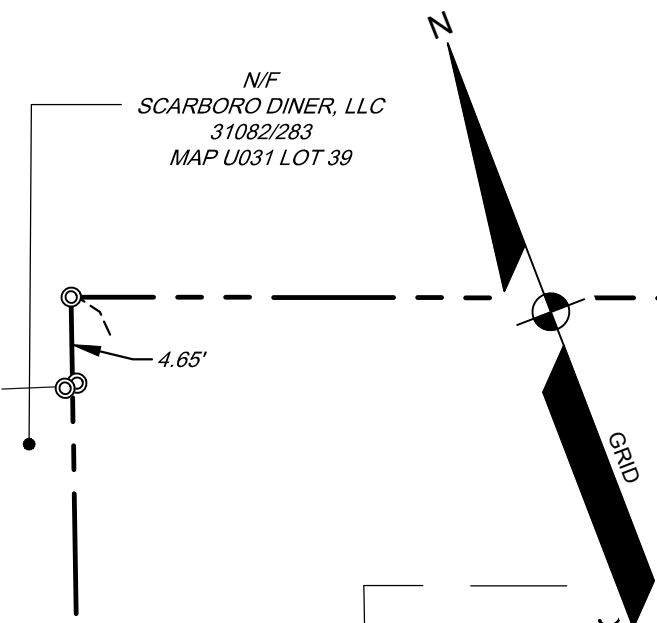
Drawing No.
C102

Item #10

Evergreen Credit Union requests a site plan review for establishment and construction of a credit union 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 create a right in-right out entrance to facilitate more efficient and safe traffic flows onto Route 1.

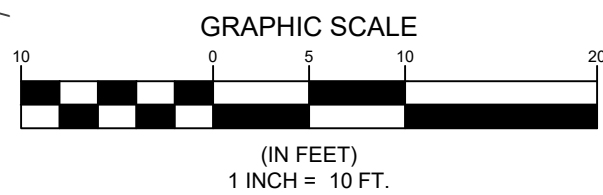
F:\Projects\100202 100202\DWG\Design\21609-01 5.dwg - 31/12/2022 3:05 PM - KENDRA RAMSELL

N 20°12'30" E
164.25'

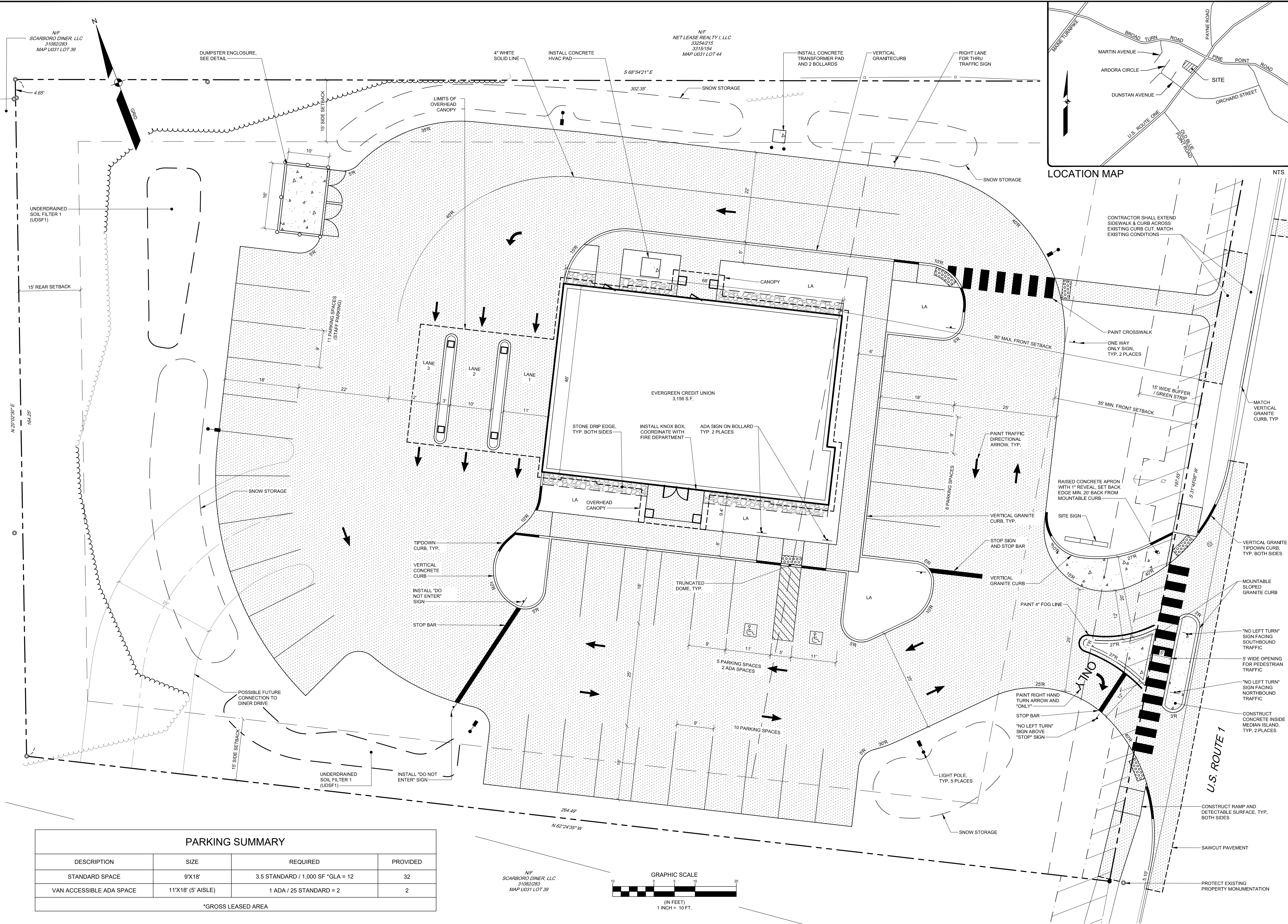


PARKING SUMMARY			
DESCRIPTION	SIZE	REQUIRED	PROVIDED
STANDARD SPACE	9'X18'	3.5 STANDARD / 1,000 SF *GLA = 12	32
VAN ACCESSIBLE ADA SPACE	11'X18' (5' AISLE)	1 ADA / 25 STANDARD = 2	2
*GROSS LEASED AREA			

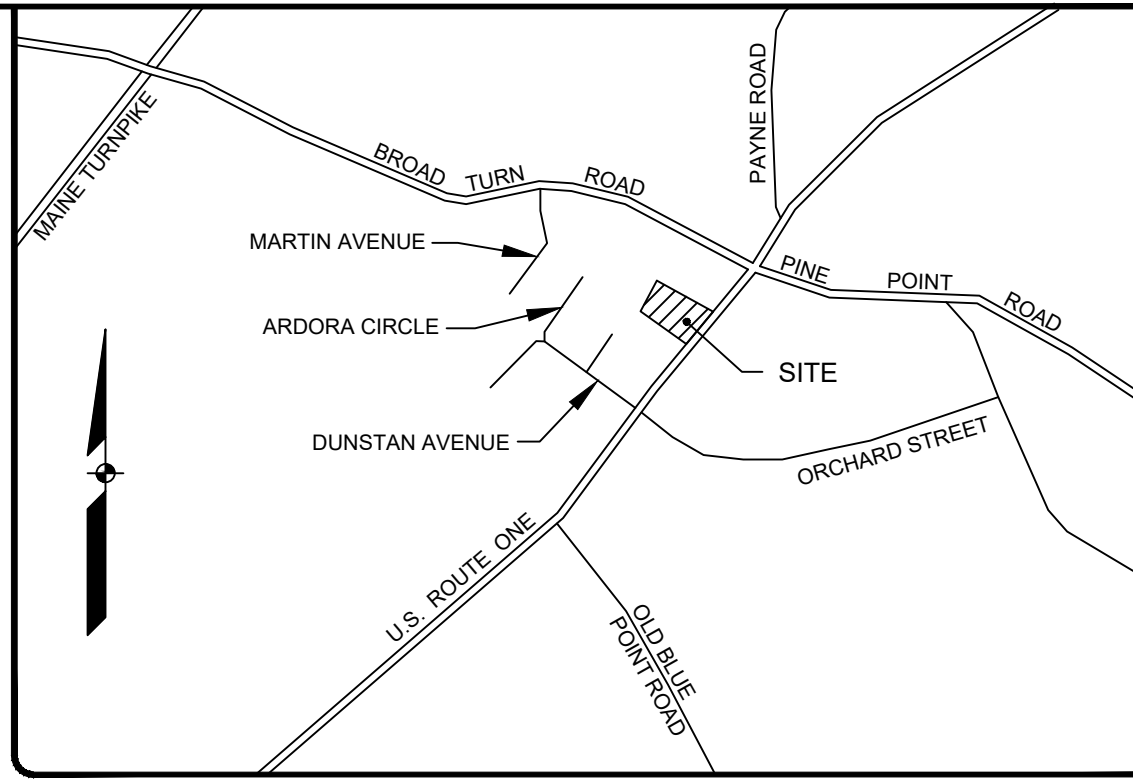
N/F
SCARBORO DINER, LLC
31002/283
MAP U031 LOT 39



N/F
NET LEASE REALTY I, LLC
33254/215
3315/154
MAP U031 LOT 44



LOCATION MAP



21609-01 5.dwg, TAB 4, SITE PLAN

SITE PLAN
OF:
EVERGREEN CREDIT UNION
U.S. ROUTE 1
SCARBOROUGH, ME
FOR:
GAWRON TURGEON ARCHITECTS, PC
29 BLACK POINT ROAD
SCARBOROUGH, ME 04074

DESIGNED	CAB
DRAWN	DAB
CHECKED	CAB
DATE	04/07/2022
SCALE	1" = 10'
PROJECT	21609-01

SHEET 4 OF 12

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 Shrs Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

C	CAB	08/15/2022	RESPONSE TO TOWN COMMENTS
B	CAB	07/18/2022	ISSUED TO TOWN OF SCARBOROUGH FOR REVIEW & APPROVAL
A	CAB	04/29/2022	ISSUED FOR SKETCH PLAN REVIEW
REV.	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			

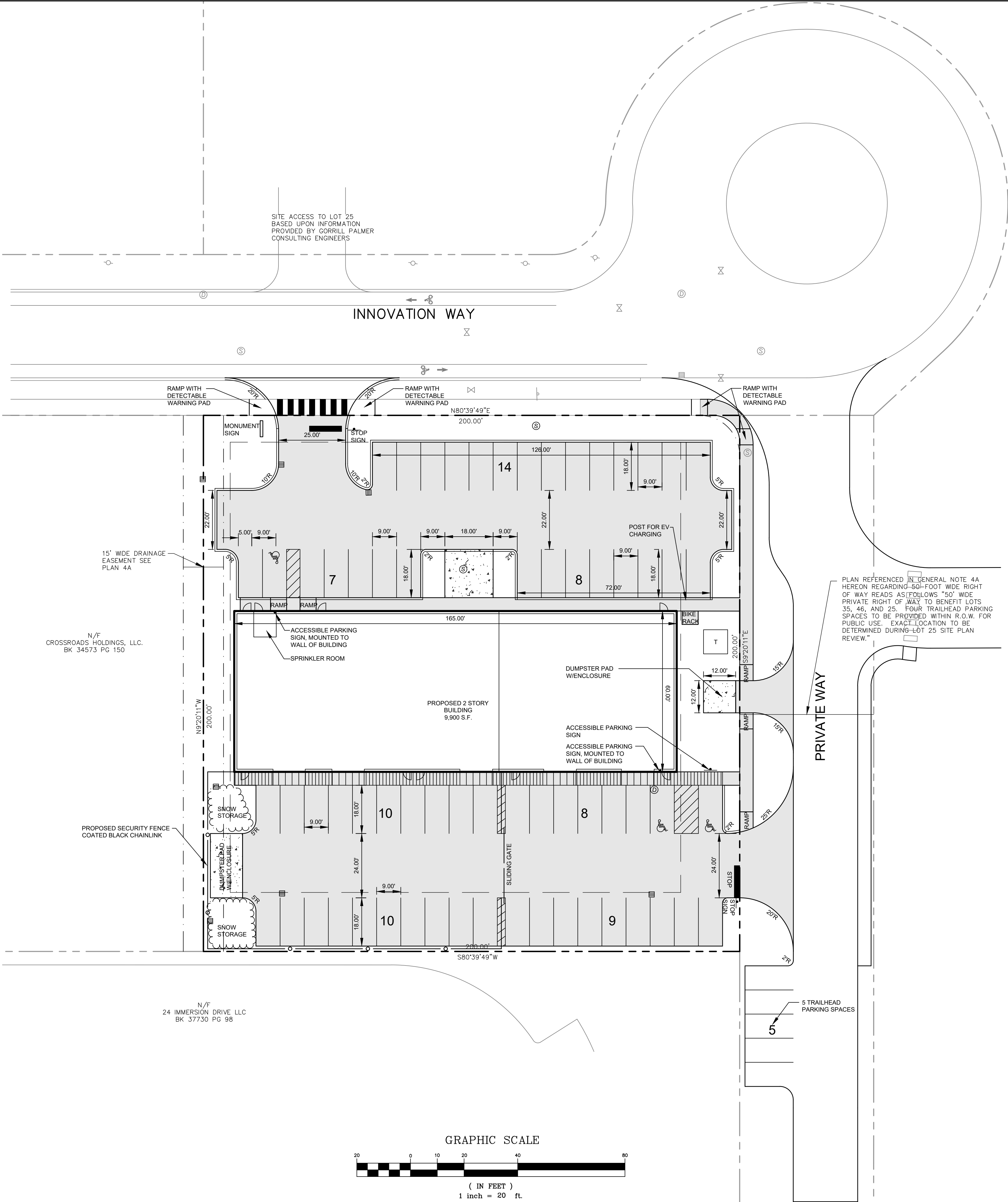


CRAIG A. BURGESS P.E. #12638 HENRY A. HESS, R.L.A. #4841

Item #11

NxGen Development, LLC requests a site plan review for construction of 9,900 square foot, two-story mixed use building at the Innovation District of Scarborough Downs. The project would establish the mixed use building near the end of Innovation Way and include three light industrial/warehouse incubator type spaces on the first floor, and 22 apartment units on the second floor. The property is further identified as 225 Innovation Way, Assessor's Map U53, Lot 35.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	BUFFER	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	STAMPED PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
G	GAS	G
W	WATER	W
⌵	GATE VALVE	⌵
+	HYDRANT	+
S	SEWER	S
FM	FORCE MAIN	FM
⊙	SEWER MH	⊙
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
⊙	CATCH BASIN	⊙
⊙	DRAINAGE MH	⊙
---	CULVERT	---
OHE	OVERHEAD ELEC. & TEL.	OHEAT
UGE	UNDERGROUND ELEC. & TEL.	UGEAT
T	TRANSFORMER PAD	T
⊙	ELECTRICAL MANHOLE	⊙
⊙	TELEPHONE MANHOLE	⊙
☆	LIGHT POLE/WALL	☆
+	UTILITY POLE	+
○	CHAIN LINK FENCE	○



GENERAL NOTES

1) THE RECORD OWNER OF THE PROPERTY IS NXGEN DEVELOPMENT LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 39487 PAGE 217.

2) THE PROPERTY IS LOCATED ON THE TOWN OF SCARBOROUGH TAX MAP U53.

3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE AS SHOWN ON PLAN REFERENCE 4A.

THE CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE DESIGN PLAN SET FOR THE INNOVATION DISTRICT ON FILE AT THE OFFICE OF GORRILL PALMER AND TOWN OF SCARBOROUGH.

4) PLAN REFERENCE:

A) SEVENTH AMENDED SUBDIVISION PLAN OF THE DOWNS - INNOVATION DISTRICT DATED THROUGH AUGUST 17, 2021 BY GORRILL PALMER AND RECORDED IN PLAN BOOK 221 PAGE 465, 466 & 467.

5) THE PROPERTY IS LOCATED IN THE TOWN OF SCARBOROUGH'S CROSSROADS PLANNED DEVELOPMENT DISTRICT (CPD). ZONING DISTRICT: THE SPACE AND BULK REQUIREMENTS FOR THE CPD ZONING DISTRICT DEPICTED ON THE ABOVE REFERENCED PLAN ARE AS FOLLOWS:

	FRONT LOT	BACK LOT
MINIMUM LOT SIZE:	N/A	N/A
MINIMUM LOT FRONTAGE:	10 FEET	22 FEET
MINIMUM FRONT YARD SETBACK:	22 FEET	22 FEET
MINIMUM SIDE YARD SETBACK (PRIVATE DRIVE):	10 FEET	10 FEET
MINIMUM REAR YARD SETBACK:	22 FEET	10 FEET
MAXIMUM IMPERVIOUS COVERAGE:		
INDIVIDUAL LOT	85 %	85 %
TOTAL DEVELOPMENT	75 %	75 %

TOTAL AREA OF THE PROPERTY: 0.92 ACRES OR 40,000 S.F.
PROPOSED BUILDING AREA: 9,900 S.F.
PROPOSED PARKING SURFACE AREA: 23,182 S.F.

PROPOSED PARKING SPACES: 55 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

6) PARKING SUMMARY PER ORDINANCE REQUIREMENTS:

USE	PARKING RATIO	DWELLING UNIT OR AREA	REQUIRED	PROVIDED
MULTI-FAMILY	1.5 SPACES PER UNIT PER UNIT	1.5 SPACES PER UNIT	33	33
INDUSTRY MANUFACTURING WAREHOUSE DISTRIBUTION	2 SPACES /1,000 SF OF FLOOR AREA	9,900 S.F.	20	33

7) THE PROPOSED DEVELOPMENT SHALL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER, AND UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TV SERVICES.

8) THE TOWN OF SCARBOROUGH ENGINEERING DEPARTMENT RESERVES THE RIGHT TO REQUEST ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THE PLAN DUE TO UNKNOWN SITE CONDITIONS. ANY CHANGES MADE DURING CONSTRUCTION SHALL BY COORDINATED WITH THE TOWN OF SCARBOROUGH ENGINEERING DEPARTMENT.

9) A PRECONSTRUCTION MEETING IS REQUIRED BEFORE START OF CONSTRUCTION. THE MEETING SHALL INCLUDE APPROPRIATE TOWN STAFF, THE DEVELOPER AND HIS CONTRACTOR, AND UTILITY COMPANY REPRESENTATIVES. ANY PLAN REVISIONS REQUIRED AS A RESULT OF THE MEETING SHALL BE PROVIDED TO ALL PARTIES ASSOCIATED WITH THE PROJECT.

10) THE PROPERTY SHOWN ON THE APPROVED SITE PLAN MAY BE DEVELOPED AND USED ONLY AS SHOWN ON THE PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED SITE PLAN IS APPROVED BY THE PLANNING BOARD.

11) ALL POLE MOUNTED AND BUILDING MOUNTED LIGHT FIXTURES SHALL BE EQUIPPED WITH PHOTOCELLS THAT CONTROL THE SITE LIGHTING TO TURN ON AT DUSK AND WILL DIM AT 7 PM. ONLY SECURITY LIGHTING WILL REMAIN ON OVERNIGHT. ALL LIGHTING WILL TURN OFF AT DAWN.

12) SNOW STORAGE IS ONLY ALLOWED IN THE DESIGNATED AREAS SHOWN HEREON. SNOW STORAGE MAY NEED TO BE REMOVED FROM THE SITE AS NECESSARY. NO SNOW STORAGE IS ALLOWED IN STORMWATER MANAGEMENT STRUCTURES.

ST. CLAIR ASSOCIATES

LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 829-5558

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
21052		DCS	NJS	DCS

SITE PLAN OF:

LOT 35 INNOVATION DISTRICT
225 INNOVATION WAY
SCARBOROUGH, MAINE
FOR: NXGEN DEVELOPMENT, LLC
P.O. BOX 468
SCARBOROUGH, ME 04070-0468

DATE	SCALE
08-22-2022	1"=20'

SHEET 3

21052S TAB 21052S