

**AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
REGULAR MEETING – 7:00 P.M.**

NO NEW BUSINESS SHALL BE TAKEN UP AFTER 10:00 P.M.

- Item 1.** Call to Order.
- Item 2.** Pledge of Allegiance.
- Item 3.** Roll Call.
- Item 4.** General Public Comments.*
- Item 5.** Minutes: June 17, 2015 – Regular Meeting.
June 24, 2015 – Special Meeting.
- Item 6.** Adjustment to the Agenda.
- Item 7.** Items to be signed: a. Treasurer's Warrants.

***Procedure for Addressing Council** [Posted in Chambers.]

Order No. 15-049, 7:00 p.m. Public hearing and second reading on the proposed amendments to Chapter 405 the Scarborough Zoning Ordinance allowing for Food Processing Facilities within the Haigis Parkway Zoning District (HP) and to establish Food Processing Facility Performance Standards.

Order No. 15-050, 7:00 p.m. Public hearing and second reading on the proposed amendments to the Town of Scarborough Official Zoning Map to adjust the boundary of the Haigis Parkway Zoning District (HP).

Order No. 15-055, 7:00 p.m. Public Hearing and action on the new request for a Food Handlers License from Lisa Harmon, d/b/a Harmon's Dairy Bar, located at 3 Spurwink Road.

OLD BUSINESS: None at this time.

NEW BUSINESS:

Order No. 15-056. First reading and schedule a public hearing and second reading on the proposed FY2016 School Budget.

Order No. 15-057. First reading and schedule a public hearing and second reading on the proposed Contract Zone from Avesta to establish a 50 unit affordable housing development at 577 U.S. Route One.

Order No. 15-058. Act to certify the results of the July 7, 2015, School Budget Validation Referendum.

Order No. 15-059. Act on the request to set the date, time and location of the School Budget Validation Referendum.

Item 8. Non Action Items.

Item 9. Standing and Special Committee Reports and Liaison Reports.

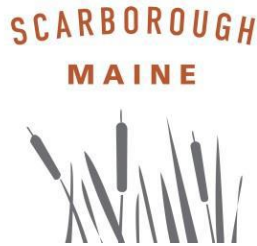
Item 10. Town Manager Report.

Item 11. Council Member Comments.

Item 12. Adjournment.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
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Order No. 15-049. Move approval of the second reading on the proposed amendments to Chapter 405 the Scarborough Zoning Ordinance allowing for Food Processing Facilities within the Haigis Parkway Zoning District (HP) and to establish Food Processing Facility Performance Standards.



To: Town Councilors and Tom Hall, Town Manager
From: Karen Martin, Executive Director of SEDCO and Dan Bacon, Planning Director
CC: Long Range Planning Committee
Date: June 10, 2015

Haigis Parkway Zoning Update Enabling Contemporary Food Processing

Over the past few years the Town Council, in cooperation with the Long Range Planning Committee, have been examining and updating the zoning in the vicinity of the Haigis Parkway to respond to current development trends and the market, while maintaining the goals for this corridor to be a high-quality, high value gateway into the community.

Our last in depth effort occurred in 2012, when we broadened what was allowed in the Haigis Parkway (HP) District to include medical uses; research, development and light industrial uses; health clubs; educational institutions as well as some senior care; assisted living facilities; and similar development. These updates reflected the trend away from office park development that was originally envisioned and to leverage the parkway's location, transportation access and setting.

Since 2012, food production has become an increasingly prominent industry. This has been particularly pronounced in the Portland region, as a wide range of food production and processing sectors are growing and seeking new space, from seafood processing to breweries to high end food products. Further, many contemporary food processors are much cleaner and more hi-tech in their operations than historically, and place a high value on transportation access for logistics.

These dynamics have put Scarborough on the food production map, but under our current zoning food processing is limited to only our Industrial Districts where we already exhibit a lack of available space and development sites. Given this, SEDCO and the Long Range Planning Committee have looked closely at the HP District, and after thorough discussion and input (including a well-rounded focus group), we are recommending allowing for food processing in the southern half of the HP District, subject to performance standards.

More specifically, the zoning proposal is as follows:

- To allow food processing in the portion of the Haigis Parkway corridor closer to Route 1 and away from the Payne Rd end of the parkway where there's existing retail, restaurant, and shopping center development and there's potential for more of that style of development as well as new professional office, business office and hotel type uses.
- To establish performance standards for food processing that match our current standards for research, development and light industrial uses in the HP (which food processing most closely matches) and that expects these facilities to be compatible with adjacent uses and properties. These standards include consistency with the Town's commercial design standards; buffering requirements when necessary; and limitations on noise, odor, emissions and the like.
- To rezone from the General Business District (B3) to the HP District a large parcel of land that is on the eastside of the parkway, which will enable this property to accommodate this use, and the others allowed in the HP District.

We see this zoning proposal to be a reasonable, modest step in allowing for the food processing industry in Scarborough and on the Haigis Parkway, but in a controlled and measured way, expecting these facilities to be attractive, well sited, and compatible within the area.

Thank you.

Proposed Amendment to the Zoning Ordinance Updating the Haigis Parkway (HP) District and Establishing Standards for Food Processing

BE IT HEREBY ORDAINED by the Town Council of the Town of Scarborough, Maine, in Town Council assembled, that the following amendment to the Zoning Ordinance of the Town of Scarborough, Maine, be and hereby are adopted:

1. Amend SECTION XVIII.B HAIGIS PARKWAY DISTRICT (HP), Subsection B. PERMITTED USES, CONVENTIONAL AND PLANNED DEVELOPMENTS, NON-RESIDENTIAL USES to add the following (additions are underlined; deletions are struck through):

25. Food processing facilities, subject to the performance standards of Section IX.(M.2.)

2. Amend SECTION IX. PERFORMANCE STANDARDS by adding a new performance standard subsection M.2. as follows (additions are underlined; deletions are struck through):

M.2. PERFORMANCE STANDARDS – FOOD PROCESSING FACILITIES IN THE HAIGIS PARKWAY DISTRICT

Food processing facilities permitted in the HP District may be undertaken only after the Planning Board has reviewed and approved the use in accordance with the Site Plan Review Ordinance and has found that the proposed use will conform to the following performance standards and locational requirements:

1. The food processing facility shall be located within two thousand two hundred fifty (2250) feet of the point of intersection of the centerlines of Scottow Hill Road and the Haigis Parkway;
2. The food processing facility shall be sited in a location, and designed in a manner, that is compatible with surrounding uses. This may include the need for screening and buffering between the facility and adjacent uses and properties. The buffering and visual screen may include the preservation of natural vegetation, new landscaping, berms or other means to fulfill this standard;
3. The design and external appearance of the food processing facility and site improvements will constitute an attractive and compatible addition to the zoning district and be consistent with the Design Standards for Scarborough's Commercial Districts;
4. The facility will not create any unhealthy or offensive odor, emissions or other airborne discharges;

Dated 6-10-15

5. The facility will not include any outdoor storage of equipment, materials or processing byproduct or waste; and

6. The facility will not create any offensive noise or vibration to abutting landowners.

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WEDNESDAY – JULY 15, 2015
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Order No. 15-050. Move approval of the second reading on the proposed amendments to the Town of Scarborough Official Zoning Map to adjust the boundary of the Haigis Parkway Zoning District (HP).

LI
RF

Exit 42

B3

Payne Rd

**Proposed Amendment to the Boundaries
of the Haigis Parkway (HP) District on the
Town of Scarborough Official Zoning Map
- Dated 6-10-15**

CPD

**Haigis Parkway
District (HP)**

HPZ

R2

**Proposed Amendment from
the B3 District to the HP District**

R2

RF

**General Business District
(B3)**

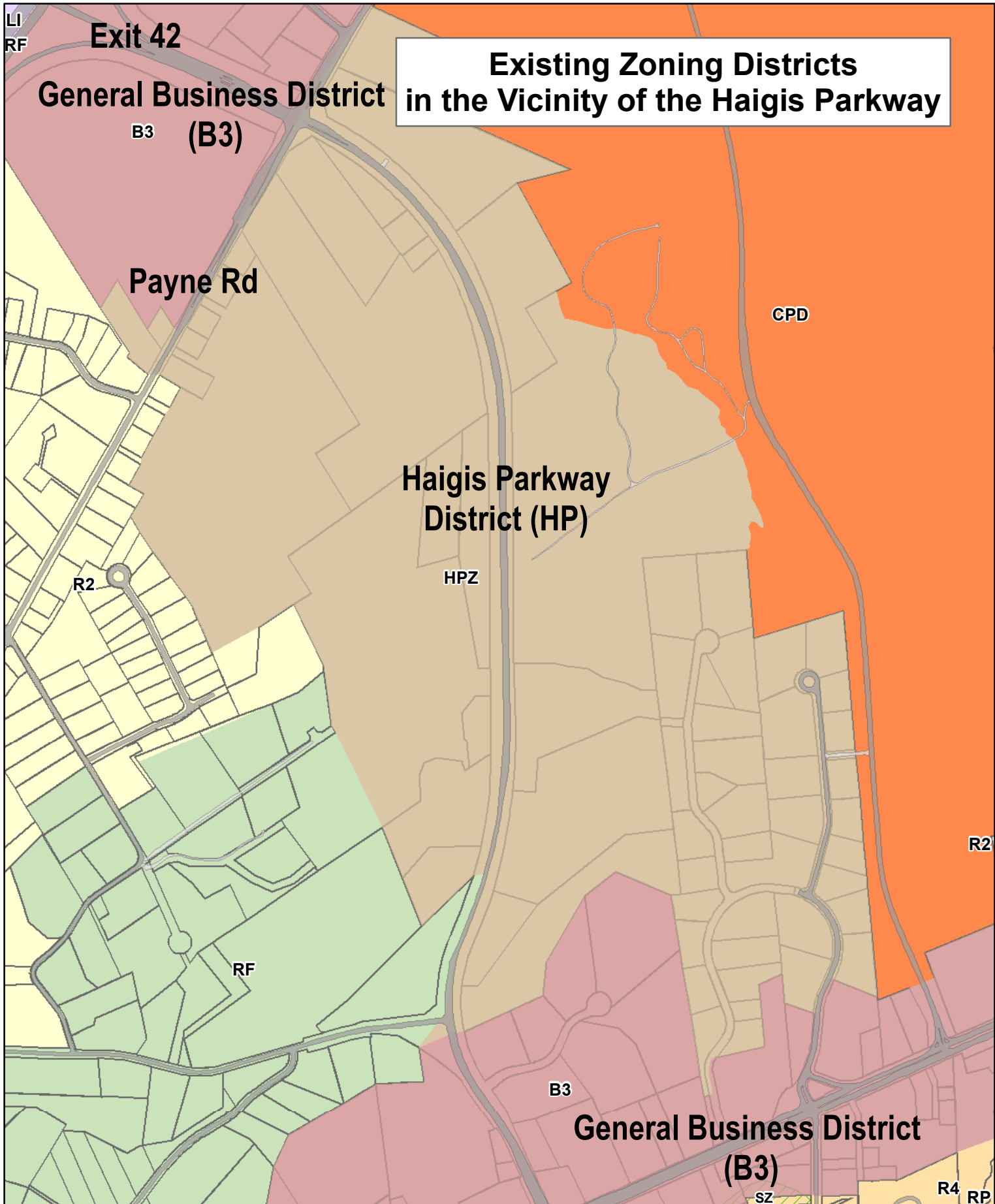
SZ

R4
RP



Scarborough Public Works
20 Washinton Ave
Scarborough, ME 04074

Disclaimer: The data contained within the Scarborough GIS is intended as a public resource of general information. The Town of Scarborough makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data, and shall assume no liability for the data contained, for omissions, or any decision made or action taken or not taken in reliance upon any of the data. Parcel data is intended for general map reference only and is a general representative of approximate lot configuration, and is not intended for boundary determination, legal description, delineation, or transfer. Any service utility information shown is intended for general information only. Other utilities may be present, and the appropriate utility owner should be contacted for detailed information. GIS data is not intended for engineering design. Field verification is recommended.



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20 Washinton Ave
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AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
REGULAR MEETING – 7:00 P.M.

Order No. 15-055. Move approval on the new request for a Food Handlers License from Lisa Harmon, d/b/a Harmon's Dairy Bar, located at 3 Spurwink Road.

Town of Scarborough, Maine

Town Clerk's Office

259 US ROUTE ONE

PO BOX 360

SCARBOROUGH, MAINE • 04070-0360

TO: Town Council Members

FROM: Yolande P. Justice, Town Clerk

DATE: July 10, 2015

RE: Request for a Food Handlers License

The following applicant is seeking approval on a new request for a Food Handlers License:

- Lisa Harmon, d/b/a Harmon's Dairy Bar, located at 3 Spurwink Road.

The completed application is on file with Clerk's Office and there are no outstanding issues and it is recommended that this license be approved.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
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Order No. 15-056. Move approval of the first reading on the proposed FY2016 School Budget and schedule a public hearing and second reading for Wednesday, July 22, 2015.

Order for FY 2016 School Budget

WHEREAS, the Scarborough Town Council adopted FY2016 Operational and Capital Budgets for the Town and the School on May 20, 2015, with the passage of Order No. 15-026 and subsequently adopted an amended school budget on June 24, 2015 with the adoption of Order No. 15-048; and,

WHEREAS, pursuant to State law, the School Budget must be validated by the voters and it failed at a Special Elections held on June 9, 2015 and July 7, 2015; and,

WHEREAS, the Town Council must resubmit an adjusted School Budget to the Voters for validation no less than ten (10) days and no more than forty-five (45) days from July 7, 2015; and,

NOW THEREFORE, BE IT ORDERED, that the Scarborough Town Council moves approval of the amended Fiscal Year 2016 School Budget in first reading and schedule a public hearing at 7:00 PM on Wednesday, July 22, 2015, as well as second reading; and,

BE IT FURTHER ORDERED, that the Scarborough Town Council hereby appropriates, for school purposes, the Education Operating Budget, the sum of **\$43,293,756** and the Town of Scarborough raises as the local share for the Education Operating Budget, the sum of **\$ 38,294,379.**

BE IT FURTHER ORDERED, that should it be known before the time of tax commitment that the State of Maine provides additional funds for K-12 education as described in the Essential Programs and Services Funding Act, in an amount greater than approved in this order, those funds will be used to reduce the amount of property taxes needed to support this budget.

AGENDA
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WEDNESDAY – JULY 15, 2015
REGULAR MEETING – 7:00 P.M.

Order No. 15-057. Move approval of the first reading on the proposed Contract Zone from Avesta to establish a 50 unit affordable housing development at 577 U.S. Route One and schedule a public hearing and second reading.



July 2, 2015
15091

Mr. Thomas Hall
Town Manager
Town Of Scarborough
259 U.S. Route 1
Scarborough, ME 04074-0360

Application for Contract Zone- Joint Review by Planning Board and City Council
Southgate House, 577 U.S. Route 1 Scarborough Maine

Dear Mr. Hall:

On behalf of Avesta Housing, we are pleased to submit the enclosed documents for the continued review of the Contract Zone application for Southgate House, a proposed 50 unit affordable housing project at 577 U.S. Route 1.

The applicant filed an application for contract zoning which was reviewed in a joint meeting of the Town Council and Planning Board on April 6, 2015. At that meeting Council advised the applicant to continue to process the request for contract zoning. The applicant submitted a sketch plan application that was reviewed by the Planning Board on June 1, 2015 and subsequently submitted a Site Plan application which received preliminary, provisional approval from the Planning Board on June 22, 2015.

During the review process minor changes to the site plan have been made, primarily related to the proposed parking for the site. The Planning Board and applicant anticipate continued review of the site plan details, primarily related access to the site from Route 1. We have met with Town's traffic peer review engineer and planning staff to develop alternatives for the site access. At the suggestion of the Town Planner, the applicant will submit materials to address staff review comments and request a continued review by the Planning Board related to the site access design while the Council deliberates on the contract zone agreement.

The project's application for a Stormwater Permit from the Maine Department of Environmental Protection has been submitted and will also be reviewed concurrent with the Planning Board and Town Council's consideration.

The project is relatively unchanged in scope since the Council's initial review and remains a 50 unit affordable housing development comprised of 8 units in the historic Southgate House and 42 units in a new multiplex building. All of the units will be affordable apartments that cannot be converted to market rate units. The project proposes to provide a total of 55 parking spaces equivalent to one space per unit, with 5 additional parking spaces, or stated alternatively as 1.1 parking spaces per unit. The details of the project presented in our initial Contract Zone application remain applicable and we have provided electronic copies of that application to the Town Clerk.

Enclosed with this letter are the following items:

- A revised Contract Zone agreement for the Council's consideration. The enclosed document has been revised to reflect the scope of the project that received preliminary provisional approval from the Planning Board.
- A revised site plan rendering reflecting the current design for the project, as presented to the Planning Board on June 22, 2015.
- A partial set of design plans reflecting the current design of the project as presented to the Planning Board on June 22, 2015 including a site plan and landscape plan.
- Current conceptual architectural plans for the proposed building as presented to the Planning Board on June 22, 2015.

With this submission, we are requesting that the contract zone be scheduled for a first reading at the Council's next regularly scheduled meeting on July 15, 2015.

We would be happy to meet with you to review the application at your earliest convenience to address any comments. Thank you for your consideration. Please contact me if you have any questions or require additional information

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Senior Project Manager

Cc: Kyle Ambler, Avesta Housing
Jay Chase, Town of Scarborough

DLR:jag

Attachment 1

Contract Zone Agreement

**CONTRACT ZONING AGREEMENT
BETWEEN THE TOWN OF SCARBOROUGH AND
AVESTA HOUSING DEVELOPMENT CORPORATION**

This Contract Zoning Agreement made as of the ____ day of _____, 2015, by and between the TOWN OF SCARBOROUGH, a body corporate and politic, located in the County of Cumberland and State of Maine (hereinafter the “Town”), and AVESTA HOUSING DEVELOPMENT CORPORATION, a Maine nonprofit corporation, with an address of 307 Cumberland Avenue, Portland, Maine 04101 (together with its successors and assigns, including subsequent record owners of the property described in this Agreement, hereinafter “Avesta”), pursuant to the Contract Zoning provisions of Section II, Subsection I of the Scarborough Zoning Ordinance:

WHEREAS, Avesta intends to purchase a parcel of real estate located at 577 U.S. Route One, Scarborough, Maine, consisting of approximately 3.05 acres with the buildings and improvements thereon, being Parcel 37 on the Town’s Tax Map U034 (hereinafter the “Property”); and

WHEREAS, the Property is currently in the Town and Village Centers Fringe (TVC3) District and a portion of the Property is also subject to the Shoreland Overlay District provisions of the Shoreland Zoning Ordinance; and

WHEREAS, the TVC3 District presently allows, as a permitted use, multifamily dwellings limited to no more than twelve (12) units per building, so long as such building is serviced by public sewer, and accessory units subject to certain performance standards, but not multifamily dwellings containing a greater number of units per building; and

WHEREAS, Avesta wishes to develop the Property as an affordable rental housing complex consisting of the existing 7-unit historic building that will be renovated to include 8 units, a to-be-constructed 42-unit building, an existing barn that will be renovated and may include community space for occupants, and a second existing barn that may be preserved due to its historic value (the “Project”). The new 42-unit building will exceed the maximum number of units per building currently permitted in the TVC3 Zone; and

WHEREAS, Avesta demonstrates that the proposed use can be carried on with fewer parking spaces than required by the off-street parking regulations in Section XI of the Zoning Ordinance; and

WHEREAS, the maximum density within the TVC3 Zone for multi-family dwellings is 5 dwelling units per acre of net lot area, and the Project will exceed this maximum density; and

WHEREAS, although the Project would qualify for Additional Residential Density Thru Affordable Housing pursuant to Section XVIII.D(E)(3) of the Scarborough Zoning Ordinance, the Project as proposed would still exceed the maximum density; and

WHEREAS, the Property contains an existing multi-family building and a barn that will be rehabilitated in a good and worker-like manner; and

WHEREAS, the Planning Board, pursuant to Section II(I)(4), of the Zoning Ordinance and 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the Property as aforesaid; and

WHEREAS, the Project will serve the Town's objective of encouraging affordable housing both generally and through density bonus provisions within the Town's residential areas and districts (Chapter 5, Objective A.4.a. of the Comprehensive Plan) by constructing an affordable housing opportunity within a growth area; and

WHEREAS, the Project serves the goals of Chapter 5 (Objective A.2.) of the Comprehensive Plan by using public sewer and water facilities; and

WHEREAS, the Project fulfills the goals of Chapter 5 (Objective A.4.b.) of the Comprehensive Plan encouraging a choice of housing for residents of all ages and incomes by providing affordable housing within a growth area;

WHEREAS, the Project helps to achieve the objectives of Chapter 5 (Objective H.2), in which the Town endeavors to assure that at least ten percent of new housing units created in Scarborough are affordable; and

WHEREAS, the rezoning provided in this Agreement, therefore, would be consistent with the Policies and Future Land Use Plan of Part B of the Scarborough Comprehensive Plan; and

WHEREAS, the Town of Scarborough, by and through its Town Council, therefore, has determined that the said rezoning would be pursuant to and consistent with the Town's local growth program and Comprehensive Plan adopted pursuant to Title 30-A, Maine Revised Statutes, Chapter 187, Subchapter 2, and consistent with the existing and permitted uses within the original zoning district classification and has authorized the execution of this Contract Zoning Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The Town hereby amends the Zoning Map of the Town of Scarborough, by adopting the map change amendment shown on Attachment 1.

2. Avesta is authorized to create the Project, including the renovation of the existing 7-unit building such that it includes 8 units, construction of a new 42-unit building, renovation of an existing barn to provide community space for Project occupants, and preservation of a second barn on the Property. Construction and use of the Project shall be subject to the following conditions:

- (a) Building Height: The maximum building height for the new 42 unit building shall be four (4) stories and as shown on the Site Plan approved by the Town of Scarborough Planning Board. The new 42 unit building shall be a maximum height of approximately 45 feet. The final building height for the Project shall be approved by the Planning Board as part of site plan and subdivision approval.
- (b) Permitted Uses: The uses allowed or permitted on the Property shall be limited to (i) an affordable housing complex with one 8-unit building and one 42-unit building, (ii) a

separate building for community space, for use by Project occupants, and (iii) accessory uses. Avesta also may either (a) retain and maintain the existing barn on the Property furthest from Route 1 which will not be converted into community recreation and/or meeting space, the use of which will be consistent with, and incidental to the affordable housing use, such as equipment storage, security or maintenance, office and staff accommodations, or merely historic preservation; or (b) remove and/or demolish said barn, provided that such removal or demolition shall be approved by the Planning Board prior to any such action.

- (c) Building Design: Project design, style and materials shall be substantially as depicted on the building elevations submitted during site plan and subdivision review, with any changes thereto as approved by the Planning Board.
- (d) Landscaping: The Property shall be landscaped to enhance the general appearance of the project from surrounding properties as determined by the Planning Board at the time of site plan and subdivision approval. The landscaping shall be maintained by Avesta or its successors or its successors in interest. After the date of approval of this Contract Zoning Agreement, there shall be no significant amount of removal of existing trees or other vegetation except as indicated on an approved Site Plan.
- (e) Density: The maximum net residential density shall be fifty (50) dwelling units, including the renovation of the existing building such that it includes eight (8) units and the construction of a new 42 unit building.
- (f) Residents: The Project shall be “Affordable Housing” as defined on the zoning Ordinance, and occupancy of the Project shall be limited to individuals or families with an income that is less than or equal to Eighty Percent (80%) of area median income as more particularly defined in Article VI of the Zoning Ordinance.
- (g) Sewer and Water: The facility will be served by both public water and public sewer.
- (h) Setbacks: The front yard shall be a minimum of 25 feet, and side and rear yards shall be a minimum of 15 feet, excluding accessory buildings and excluding the existing location of a barn within 15 feet from the sideline of the Property. The existing, nonconforming setback of the barn will be maintained. Additionally, the maximum front yard shall be increased to allow for the removal of an existing porch. All of the setbacks and building locations shall be as shown on the Site/Subdivision Plan, approved by the Planning Board.
- (i) Parking: The Project shall provide a minimum of fifty five (55) off-street parking spaces. The dimensions and arrangement of the parking spaces shall be as generally shown on the Site/Subdivision Plan, approved by the Planning Board.
- (j) Site/Subdivision Plan: The property subject to this Contract Zoning Agreement shall be developed and used only in accordance with the preliminary site and subdivision plan approved by the Scarborough Planning Board on June 22, 2015, as that site plan may be amended from time to time pursuant to the provisions of the Scarborough Site Plan Ordinance. Any amendment which involves the following changes will require an amendment to this Contract Zoning Agreement:
 - (a) any change to the use of the Property; and
 - (b) any increase in the number of units.

3. Avesta shall record this Contract Zoning Agreement in the Cumberland County Registry of Deeds within 30 days after its execution by the Town Council.

4. The provisions of this Contract Zoning Agreement shall be deemed restrictions on the use of the Property except as this Contract Zoning Agreement may be amended by future written agreement with the Town of Scarborough and Avesta or its successors in interest. This Agreement shall be binding upon subsequent record owners of the Property.

The provisions of this Contract Zoning shall operate as an “overlay” zone and except as otherwise set forth in the aforesaid conditions, all other requirements of the underlying Zoning District shall apply (other than the maximum net residential density, use, height, setbacks and parking). The restrictions, provisions and conditions of this Agreement are an essential part of the rezoning, shall run with the Property, shall bind Avesta, its successors in interests and assigns of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the Town of Scarborough.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Zoning Ordinance of the Town of Scarborough (as applicable) and any applicable amendments thereto or replacement thereof.

The Town shall have the power to enforce all conditions and restrictions of this Agreement, both through enforcement action pursuant to Section IV of the Scarborough Zoning Ordinance and through legal action for specific performance of this Agreement. In the event that Avesta, or its successors, or assigns, fail to develop the project in accordance with this Contract, or in the event of any other breach hereof, and such failure or breach continues for a period of thirty (30) days after written notice of such failure or breach cannot reasonably be remedied or cured within such thirty (30) day period, if Avesta, its successors or assigns, fails to commence to cure or remedy such failure or breach within said thirty (30) day period and thereafter fails to diligently prosecute such cure or remedy to completion in a reasonable time, then this Contract may be terminated by vote of the Scarborough Town Council. In that event, the Property may then be used only for such uses as otherwise allowed by law.

WITNESS:

TOWN OF SCARBOROUGH

By: _____

Thomas Hall, its Town Manager
duly authorized by vote of the
Scarborough Town Council on
_____, 2015

WITNESS:

AVESTA HOUSING
DEVELOPMENT CORPORATION

By: _____

Dana Totman, its President

STATE OF MAINE
CUMBERLAND, SS

_____, 2015

PERSONALLY APPEARED the above named Thomas Hall, Town Manager of the Town of Scarborough as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Town of Scarborough.

Before me,

Notary Public/Attorney at Law

Print name:

My commission expires:

STATE OF MAINE
CUMBERLAND, SS

_____, 2015

PERSONALLY APPEARED the above named Dana Totman, President of Avesta Housing Development Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said nonprofit corporation.

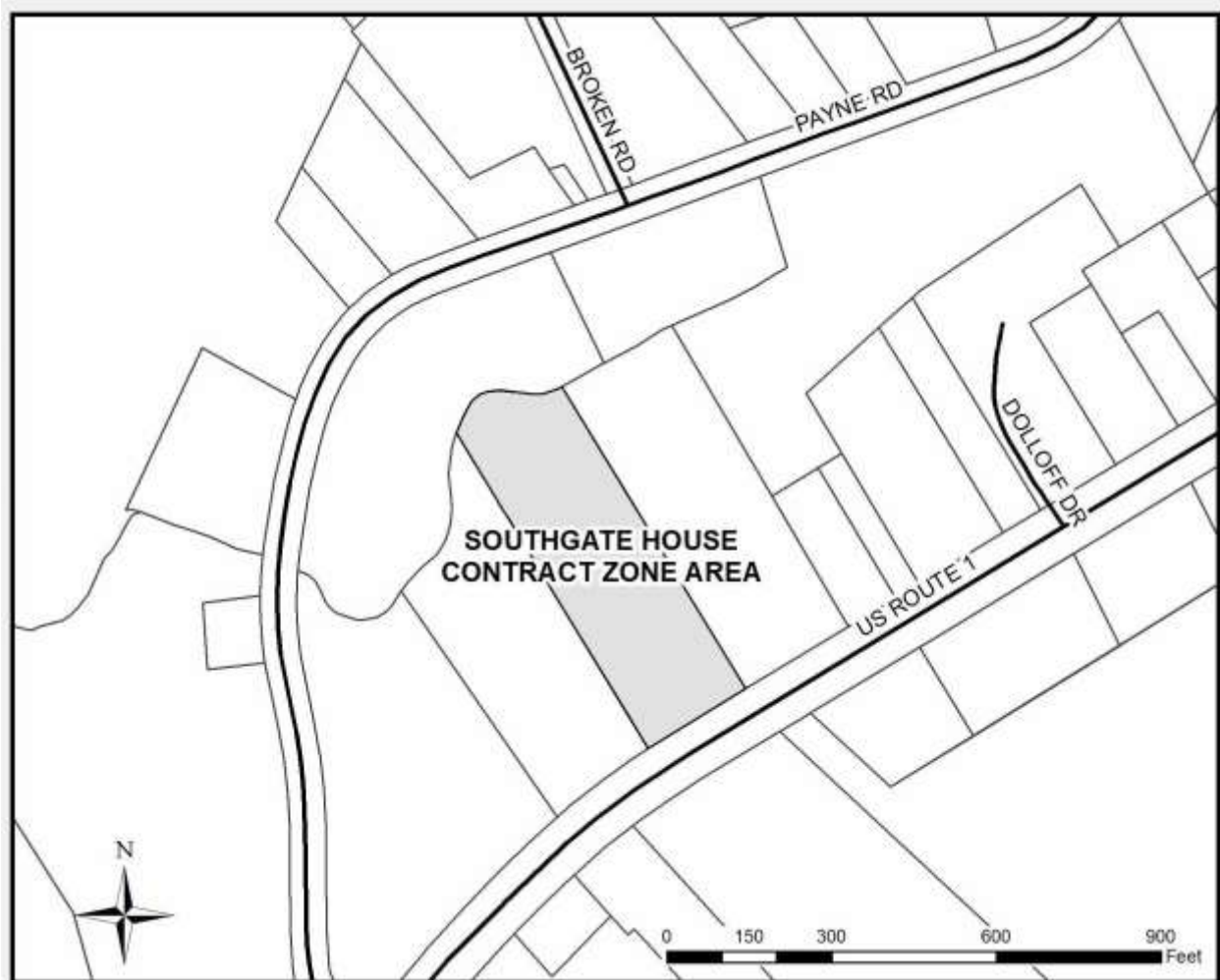
Before me,

Notary Public/Attorney at Law

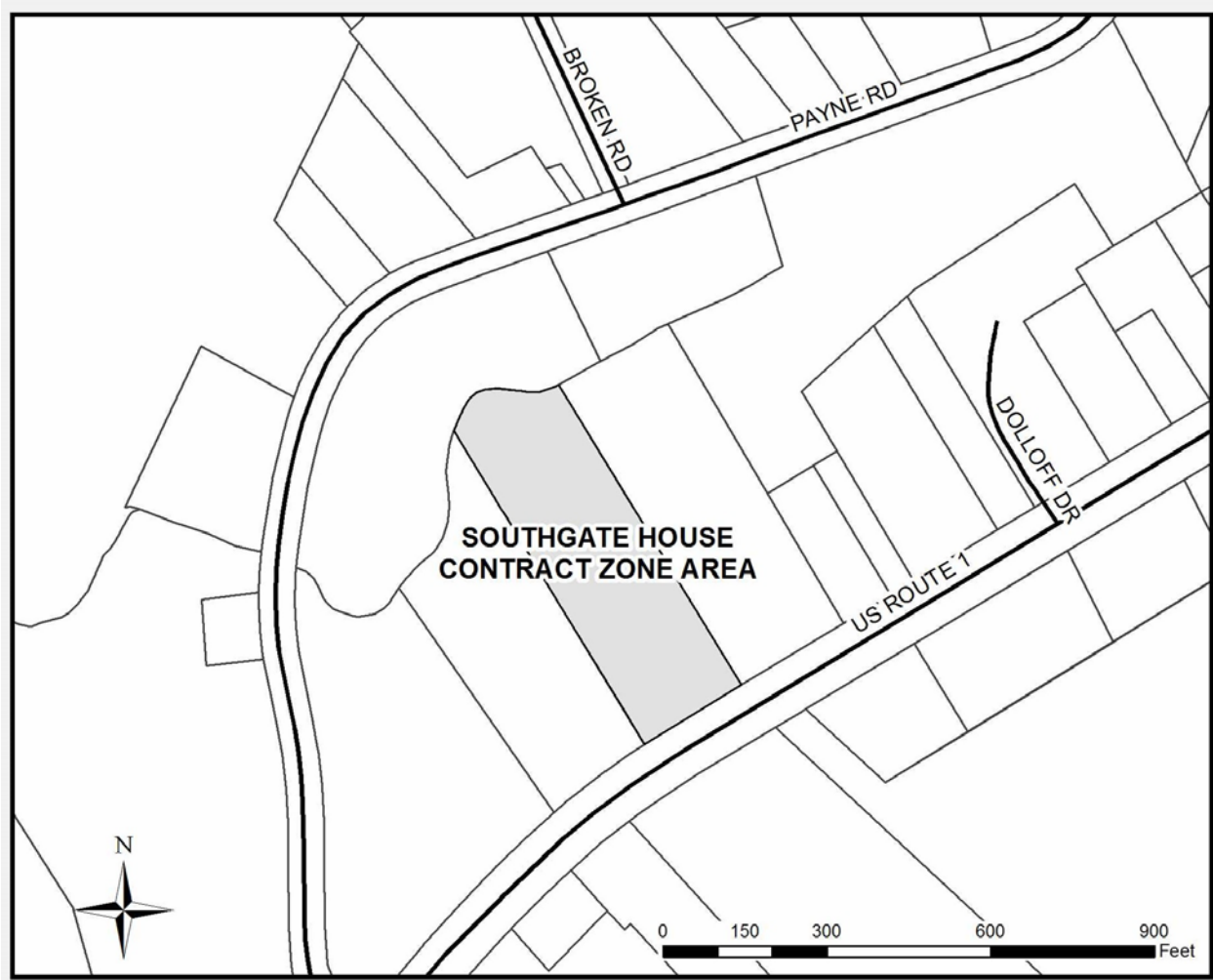
Print name:

My commission expires:

Attachment 1
Zoning Map Amendment



Attachment 1
Zoning Map Amendment



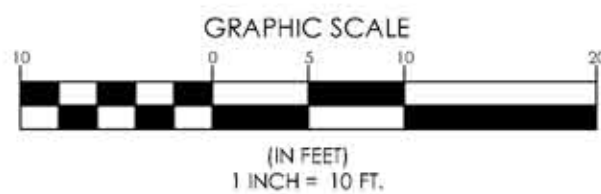
Attachment 2

Site Plans (Reduced Scale)



LEGEND

EXISTING	PROPOSED
---	PROPERTY LINE/R.O.W.
---	CENTERLINE
□	MONUMENT
⊙	IRON PIPE/ROD
▨	BUILDING
---	STREAM
---	EDGE PAVEMENT
---	PAVEMENT SAWCUT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	EDGE GRAVEL
---	CURB LINE
---	TREELINE
○	DECIDUOUS TREE
⊗	CONIFEROUS TREE
---	MULCH LINE
---	SIGN
---	STOCKADE FENCE



OVERALL LANDSCAPING PLAN

OF:
SOUTHGATE HOUSE
577 US ROUTE ONE
SCARBOROUGH, MAINE

FOR:
AVESTA HOUSING
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15091	1" = 20'

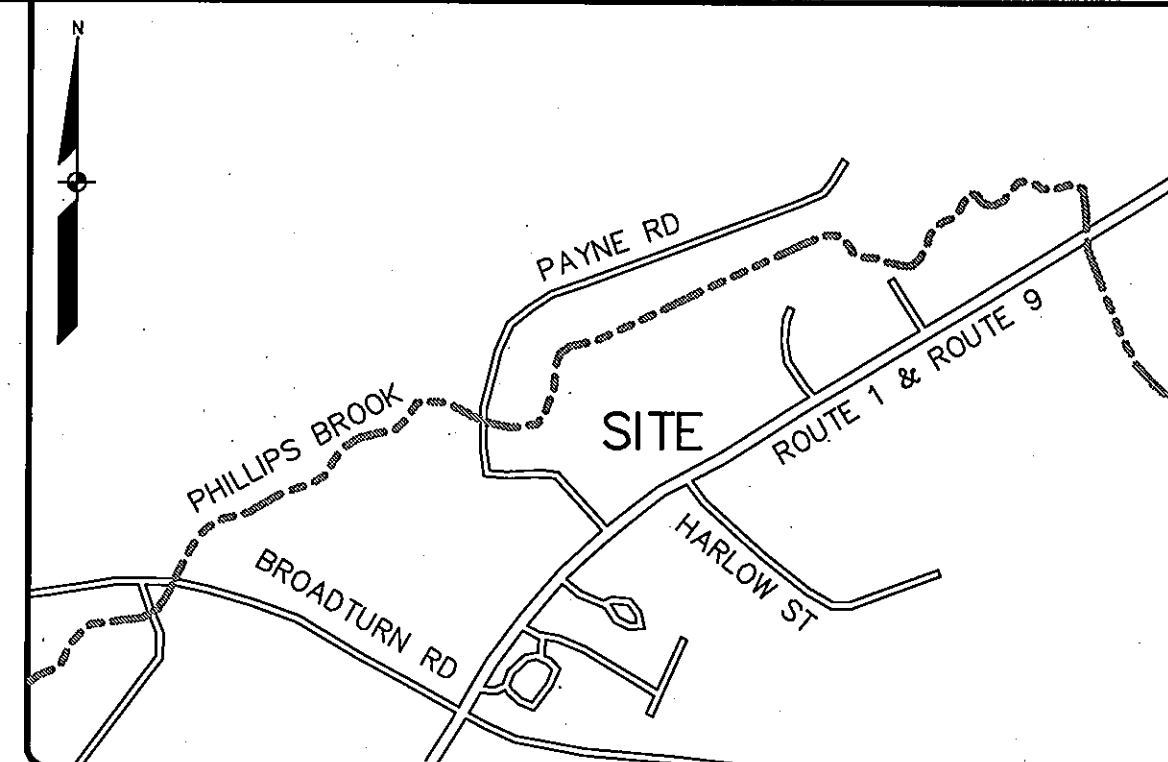
SHEET - OF -

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
South Portland, ME 04106
Tel: 207-200-2100

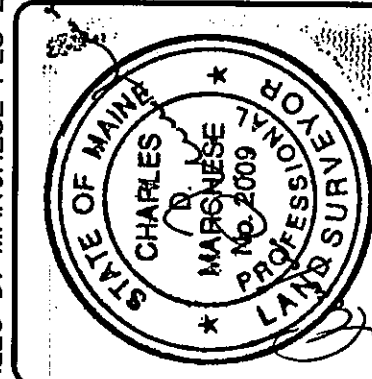
250 Coddard Rd.
Scarborough, ME 04107
Tel: 207-783-5656

DESIGNED	CHECKED
WTC	DLR
A DLR 06-08-15 SUBMITTED FOR PRELIMINARY SITE 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.	



LOCATION MAP

N.T.S.



CHARLES D. MARCHESE PLS 2009

DESIGNED	CHECKED
-	CDM
B DLR 6-08-15 SUBMITTED FOR PRELIMINARY SITE PLAN REVIEW	
A WOS 1-29-15 RELEASED	
REV BY: DATE: STATUS:	
	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SERAGO TECHNICS, INC. ANY ALTERATIONS TO THIS PLAN SHALL BE INDICATED BY A REVISION NUMBER AND DATE.

SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. Suite 1A	250 Goddard Rd. Suite B
South Portland, ME 04106 Tel. 207-200-2100	Lewiston, ME 04240 Tel. 207-783-5656

EXISTING CONDITIONS PLAN

OF:
SOUTHGATE HOUSE

577 US ROUTE ONE
SCARBOROUGH, MAINE

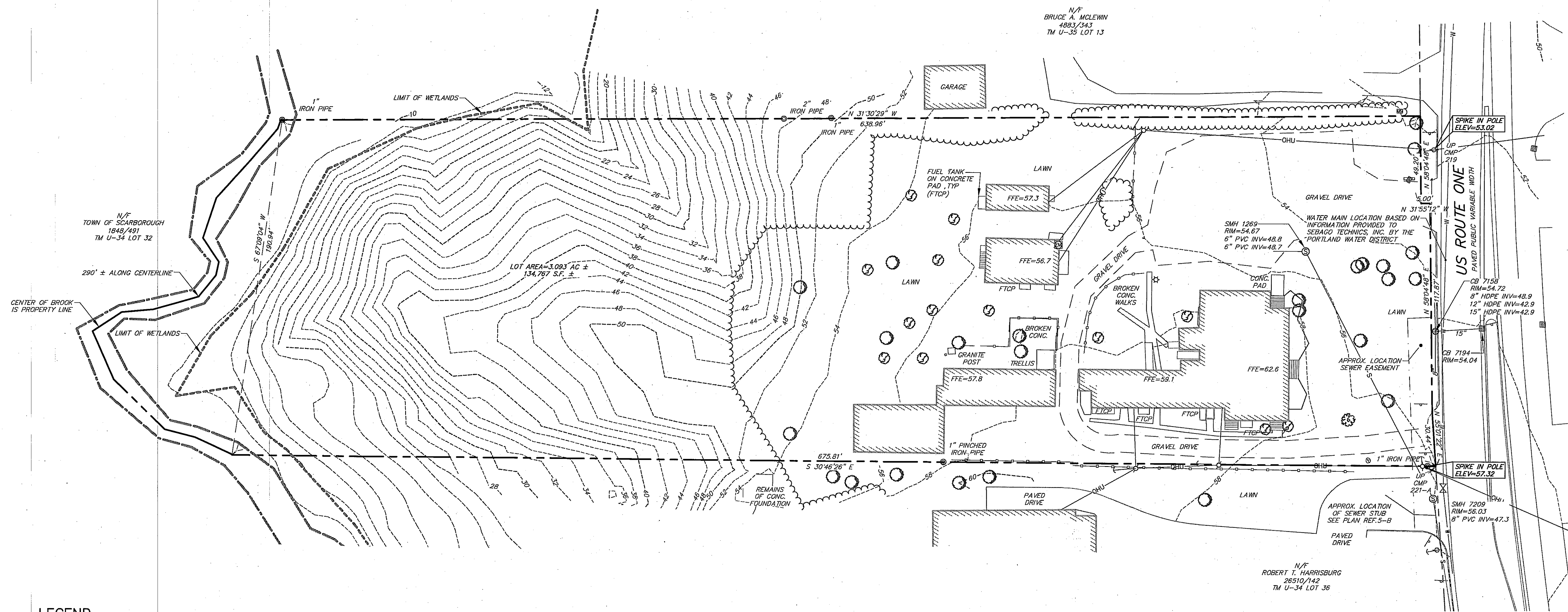
FOR: AVESTA HOLDINGS

AVESTIA HOUSING
307 CUMBERLAND AVENUE

PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15091	1" = 30'

SHEET 2 OF 1



LEGEND

EXISTING

- | | |
|-------------|---------------------|
| ---- | PROPERTY LINE/R.O.W |
| ---- | CENTERLINE |
| □ | MONUMENT |
| ⊙ | IRON PIPE/ROD |
| | BUILDING |
| ===== | STREAM |
| ===== | EDGE PAVEMENT |
| ----- | PAVEMENT PAINT |
| ----- | EDGE GRAVEL |
| ===== | CURB LINE |
| ~~~~~ | TREELINE |
| -+20- -+18- | CONTOURS |
| ○ | DECIDUOUS TREE |
| ⊗ | CONIFEROUS TREE |
| — | SIGN |
| □ | STOCKADE FENCE |
| W | WATER |
| ⊗ | WATER GATE VALVE |
| S | SANITARY SEWER |
| ⊗ | SANITARY MANHOLE |
| ⊙ | CATCH BASIN |
| —OHU— | OVERHEAD UTILITY |
| ⊞ | TRANSFORMER PAD |
| ⊛ | LIGHT POLE |
| ⊙ | UTILITY POLE |
| ← | GUY WIRE |

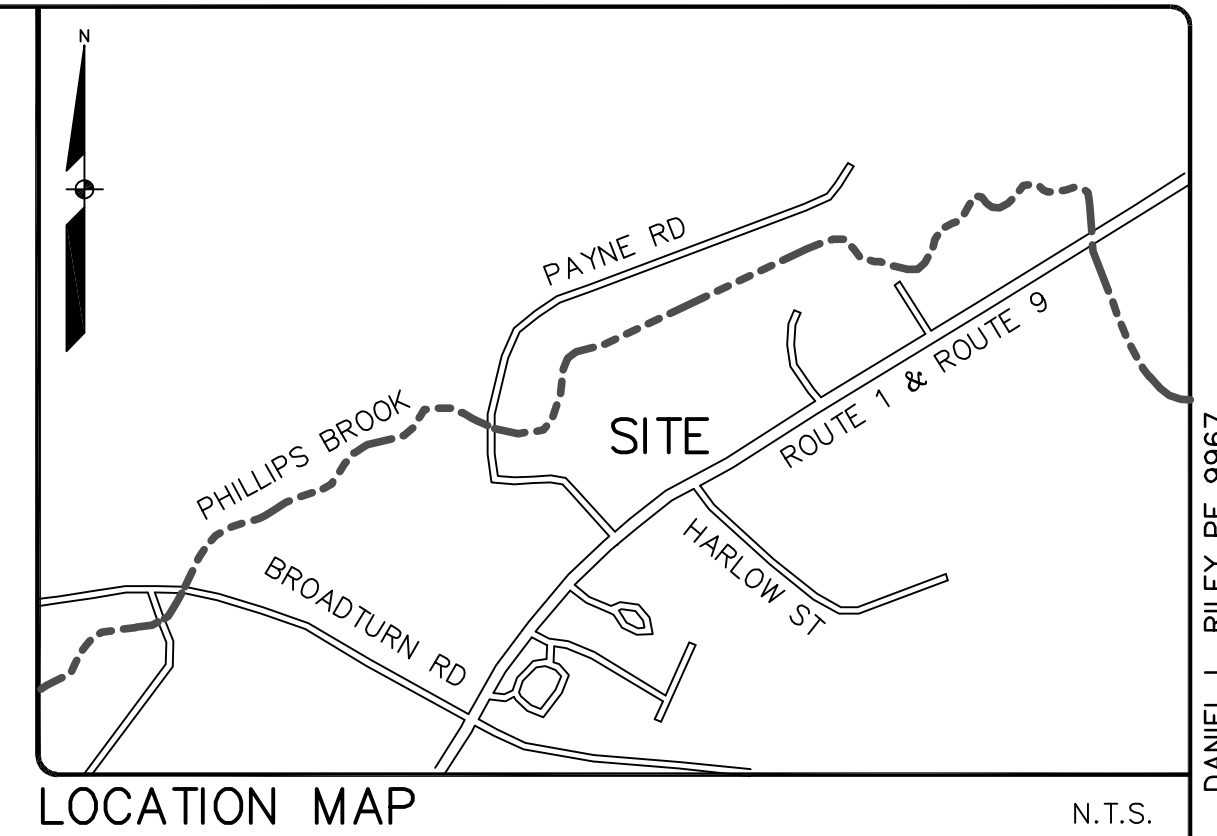
GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 INCH = 30 FT.

NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AVESTA HOUSING DEVELOPMENT CORPORATION BY DEED DATED APRIL 24, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32224 PAGE 312.
2. THE SURVEYED PARCEL IS SHOWN AS LOT 37 ON THE TOWN OF SCARBOROUGH, MAINE'S ASSESSORS MAP U-34.
3. BEARINGS ARE GRID NORTH.
4. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF SCARBOROUGH, MAINE COMMUNITY PANEL NO. 230052-0020-D WITH AN EFFECTIVE DATE OF JUNE 19, 1985.
5. PLAN REFERENCES
 - A. PLAN OF BOUNDARY SURVEY 591 US ROUTE ONE SCARBOROUGH, MAINE MADE FOR KEVIN THURLOW DATED AUGUST 19, 2013 REVISED THROUGH 10-8-14 BY TITCOMB ASSOCIATES AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214 PAGE 453.
 - B. RECORD PLAN U.S. ROUTE 1 PLAN AND PROFILE SCARBOROUGH, MAINE DATED JUNE 1988 SHEET 3 OF 4.
 - C. MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION STATE HIGHWAY A SCARBORO CUMBERLAND COUNTY DATED OCTOBER 1938 DOT FILE NO. 3-44
 - D. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 1 SCARBOROUGH CUMBERLAND COUNTY DATED NOVEMBER 1981 SHEETS 2 AND 3 OF 3 DOT FILE NO. 3-302.
 - E. STATE OF MAINE DEPARTMENT OF TRANSPORTATION SCARBOROUGH RIGHT OF WAY MAP U.S. ROUTE 1 SCARBOROUGH CUMBERLAND COUNTY DATED MAY 2012 SHEETS 3 THROUGH 6 OF 6 DOT FILE NO. 3-583.
6. THE LOCATION OF THE RIGHT OF WAY LINES SHOWN HEREON WERE GENERATED FROM A COORDINATE CONVERSION OF THE COORDINATES SHOWN ON PLAN REFERENCE 5-E USING THE CORPSCON PROGRAM AND PLAN REFERENCES 5-A, 5-C, 5-D AND 5-E.
7. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL 2015 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNISCS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS ESTABLISHED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND PLAYS WERE MADE BY GROUND SURVEY.



6-26-15

DESIGNED		CHECKED	
JRH		DLR	
B	DLR	06-26-15	SUBMITTED TO MDEP FOR STORMWATER PERMIT REVIEW
A	DLR	06-08-15	SUBMITTED FOR PRELIMINARY SITE PLAN REVIEW
REVIEW 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.			

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

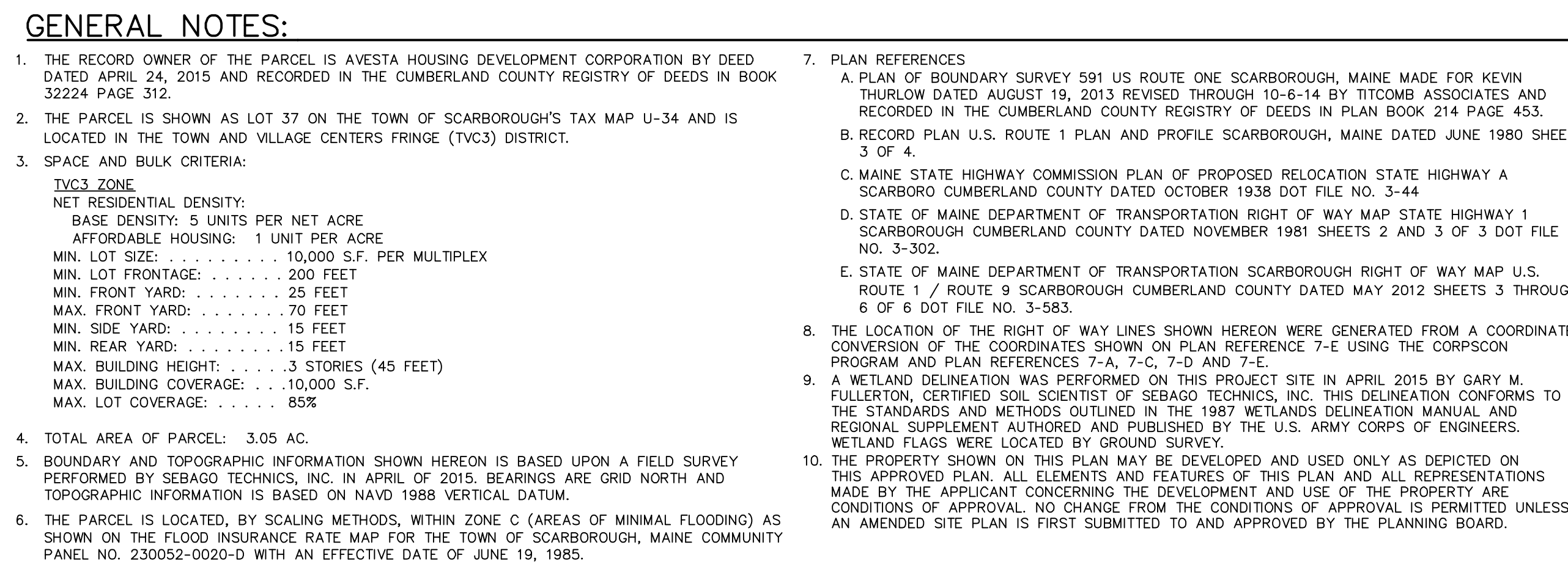
75 John Roberts Rd.
Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

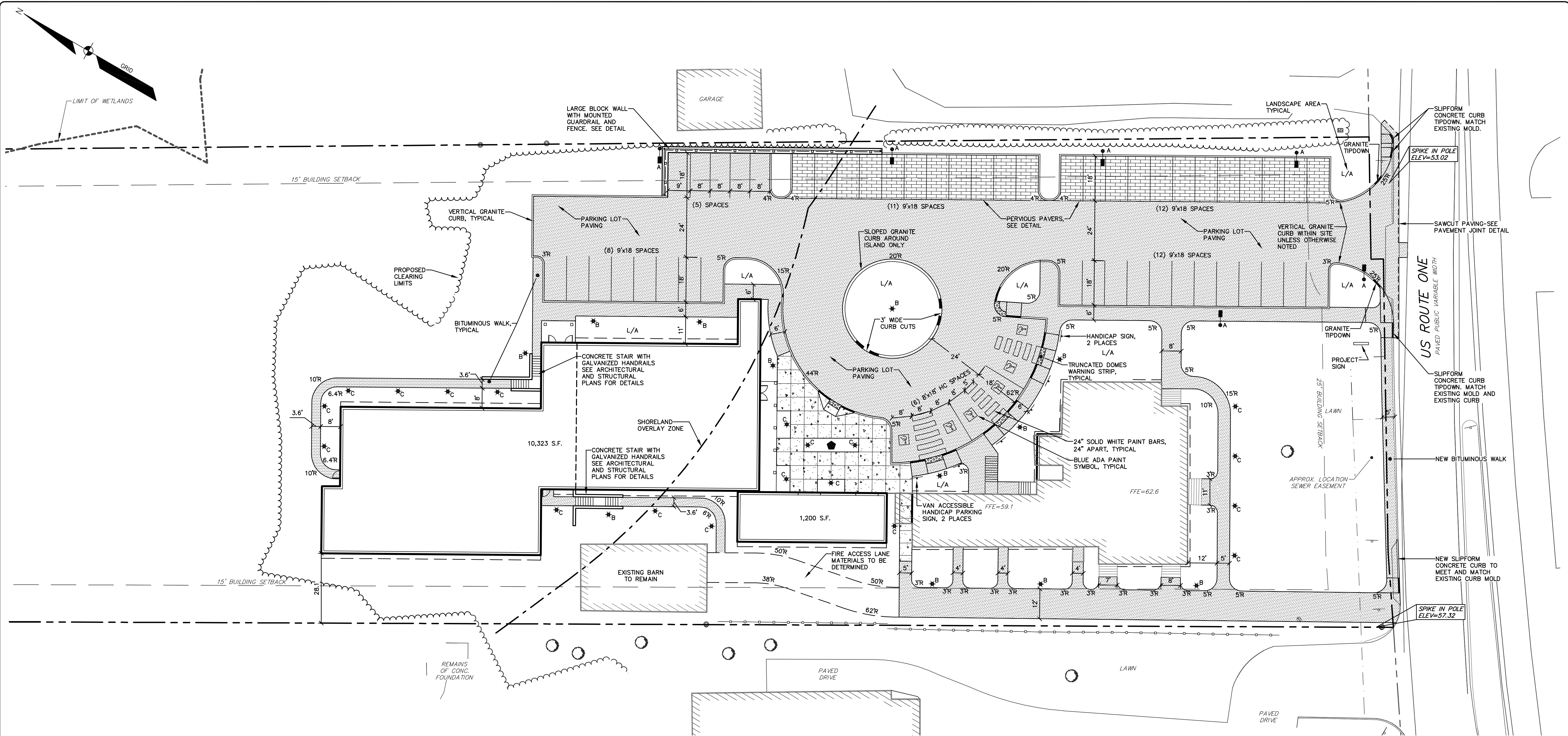
250 Goddard Rd.
Suite B
Lewiston, ME 04240
Tel. 207-783-5656

OVERALL SITE PLAN
 OF:
SOUTHGATE HOUSE
 577 US ROUTE ONE
 SCARBOROUGH, MAINE
 FOR:
AVSTA HOUSING
 307 CUMBERLAND AVENUE
 PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15091	1" = 30'

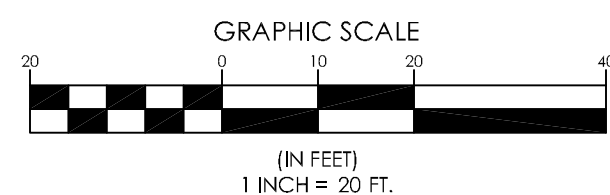
SHEET 3 OF 11



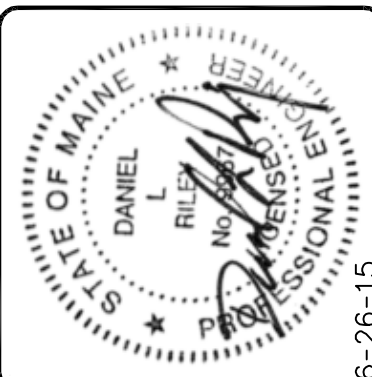


LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	CENTERLINE
	MONUMENT
	IRON PIPE/ROD
	BUILDING
	STREAM
	EDGE PAVEMENT
	PAVEMENT SAWCUT
	EDGE CONCRETE
	PERVIOUS PAVERS
	PAVEMENT PAINT
	EDGE GRAVEL
	CURB LINE
	TREELINE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	STOCKADE FENCE
	LIGHT POLE
	RETAINING WALL

LIGHT FIXTURE LEGEND		
LIGHT	DESCRIPTION	MOUNTING
A	ARCHITECTURAL AREA LIGHTING - UNIVERSE LARGE SCALE LED	20 FT POLE
B	ARCHITECTURAL AREA LIGHTING - UNIVERSE MEDIUM SCALE LED	14 FT POLE
C	ARCHITECTURAL AREA LIGHTING - UNIVERSE LED	BOLLARD



DANIEL L. RILEY PE 9867



DESIGNED	CHECKED
JRH	DLR
B DLR 06-26-15 SUBMITTED TO MDEP FOR STORMWATER PERMIT REVIEW	
A DLR 06-08-15 SUBMITTED PER PRELIMINARY SITE PLAN REVIEW	
REV. BY:	DATE:
STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.	

WWW.SEBAGOTECHNIQS.COM
75 John Roberts Rd., Suite 1A
South Portland, ME 04106
Tel: 207-200-2100

250 Goddard Rd., Suite B
Lewiston, ME 04240
Tel: 207-783-5656

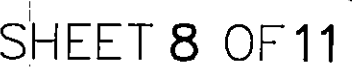
SITE PLAN OF: SOUTHGATE HOUSE
577 US ROUTE ONE
SCARBOROUGH, MAINE

FOR: AVESTA HOUSING
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15091	1" = 20'

SHEET 4 OF 11

15091.dwg, TAB 5



MATCH LINE SEE SHEET 7 OF 11

Attachment 3

Architectural Plans and Renderings



☐ project name

Southgate
rte. 1
scarborough, me.

avesta housing

☐ goduti/thomas architects

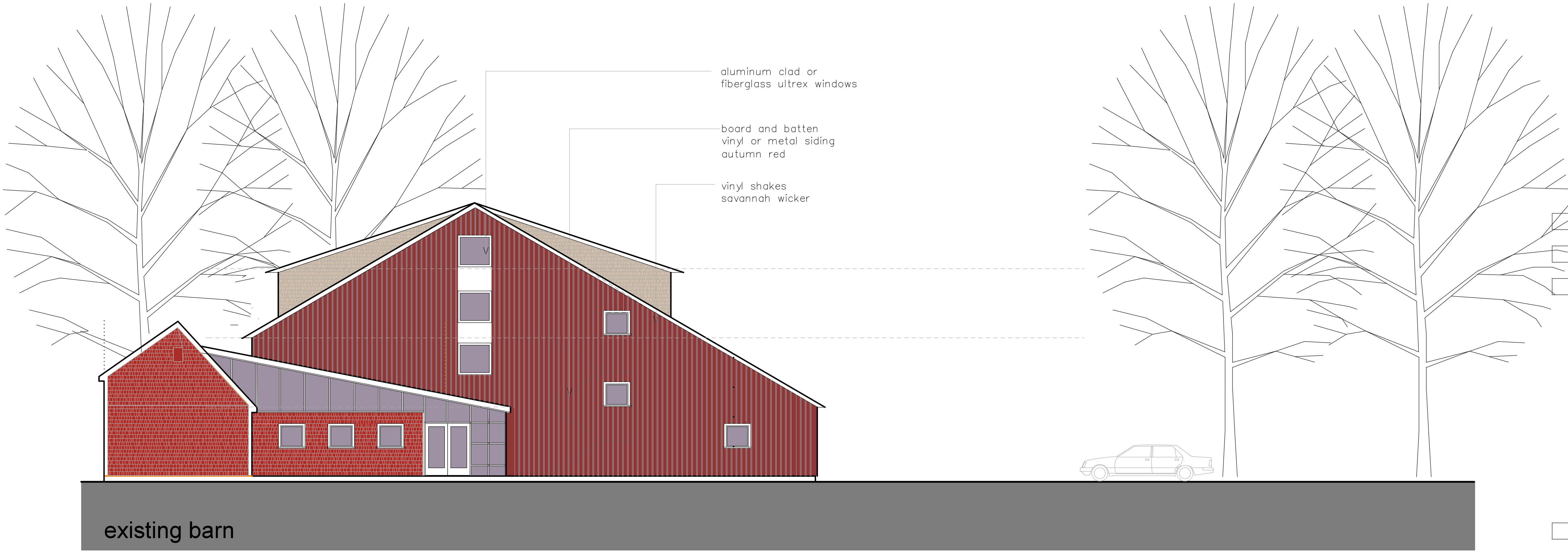
44 oak st.

portland, maine 04101

ph. 207-775-3184

fax 207-774-0846

☐



☒ revisions

☐ date

june 4th, 2015

☐ sheet title

schematic
elevations

0' 1' 4' 8' 16'

scale

1/8"=1'-0"

drawn by

MS

project number

butpay

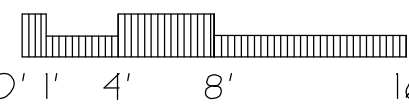
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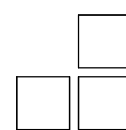


☐	revisions
☐	date june 4th, 2015
☐	sheet title

schematic
elevations



scale
1/8"=1'-0"
drawn by
MS
project number
butpay
sheet number







Town of Scarborough, Maine

Planning Board

June 22, 2015

AGENDA

1. Call to Order (7:00 P. M.)
2. Roll Call
3. Approval of Minutes (June 1, 2015)
4. Michael & Lorraine Scammon, 39 Ingallside Drive, request an advisory opinion for an appeal from restrictions on non-conforming use, Assessor's Map R50 Lot 24C*
5. Scarborough Fish and Game Association, 79 Holmes Road, request an advisory opinion for an appeal from restrictions on non-conforming use, Assessor's Map 33 Lot 1*
6. Go Green Landscaping, Inc. request a Planned Development review for development of property located at 4 Royal Ridge Road, Assessor's Map U37 Lot 18*
7. Leighton Farm, LLC requests amended subdivision review for expansion of previously approved Leighton Farm Subdivision, Assessor's Map R57 Lot 1B & 3A
8. Avesta Housing requests site plan review for Southgate House, 577 US Route 1, Assessor's Map U34 Lot 37*
9. Verizon Wireless requests a site plan review for a transmission tower at 239 Broadturn Road, Assessor's Map R24 Lot 6*
10. Town Planner's Report
11. Administrative Amendment Report
12. Correspondence
13. Planning Board Comments
14. Adjournment

*Public comment will be allowed on this item.

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

Town of Scarborough, Maine

Planning Board

June 22, 2015

MINUTES

Members Present

Mr. Wood
Ms. Auglis
Mr. Dupont
Mr. Mazer
Mr. Beeley
Mr. McGee
Mr. Fellows

Staff

Mr. Chace, Senior Planner
Mrs. Patterson, Recording Secretary

1. Call to Order

Mr. Fellows called the meeting to order at 7:00 P.M.

2. Roll Call

The Recording Secretary called the roll; all members were present.

3. Approval of Minutes (June 1, 2015)

Mr. Dupont moved to approve the June 1, 2015 minutes; Mr. Beeley had a change to the language regarding a statement about parking at Avesta. Recording secretary will correct the minutes to reflect change. Mr. McGee seconded; vote was unanimous 5-0.

4. Michael & Lorraine Scammon, 39 Ingalls Drive, request an advisory opinion for an appeal from restrictions on non-conforming use, Assessor's Map R50 Lot 24C

Mr. Chace explained that the Scamman's were before the Board for an advisory opinion to the Zoning Board of Appeals. The current use of the property is a single family residence which is a non-conforming use within the Haigis Parkway district and the Scamman's are seeking a change of use, from SF to two family and an expansion.

Walt Wilson with The Design Company is representing the Scamman's. Mr. Wilson explained that the applicants had received prior approval for the expansion in April 2013, unfortunately due to medical reasons have not started the project. The Scamman's wish to expand their existing home and add ramps to the home.

Mr. Fellows opened the item to public comment, there was no public comment.

Mr. Mazer asked if the septic would be large enough for the expansion, to which Mr. Wilson informed the Board that there will be a 10% enlargement to the system.

Board members were in favor of the request.

Mr. Fellows stated for the record that the Board is in support of the Scamman's request and that the Board will make a favorable advisory opinion to the Zoning Board of Appeals.

Town of Scarborough, Maine

5. Scarborough Fish and Game Association, 79 Holmes Road, request an advisory opinion for an appeal from restrictions on non-conforming use, Assessor's Map 33 Lot 1

Mr. Chace explained that the Scarborough Fish and Game Association was before the Board for an advisory opinion to the Zoning Board of Appeals. The current use of the property is a non-conforming use within the RF district. The Scarborough Fish and Game Association is proposing a kitchen expansion and the addition of three shed structures on the property.

Mike Kane, President, SF & G explained that the sheds will only house sporting clays and the equipment used to project them. Mr. Kane also elaborated that due to the clubs financial position the 3 sheds were not completed after the favorable opinion in 2012. Mr. Kane explained that currently any cooking done at the facility is done outside, under a tent, and brought inside because the kitchen area is much too small to accommodate their needs.

Mr. Fellows opened the item to public comment, there was no public comment.

Mr. Chace reminded the Board that should the applicant receive Board of Appeals approval, the project will need a site plan approval and if the Board was so inclined it could be done administratively.

Ms. Auglis felt the application was complete and was in favor of it.

Mr. McGee questioned if the DEP approval was need to move forward with this item. Mr. Chace explained it was not at this time. Mr. McGee was fine with the site plan being considered administratively after Board of Appeals review.

Mr. Dupont remarked about the septic and providing information that it can support the new changes. He was also ok with the site plan being considered administratively as well.

Mr. Fellows stated for the record that the Board is in support of the request by the Scarborough Fish and Game Association and that the Board will make a favorable advisory opinion to the Zoning Board of Appeals.

6. Go Green Landscaping, Inc. request a Planned Development review for development of property located at 4 Royal Ridge Road, Assessor's Map U37 Lot 18

Mr. Chace reminded the Board that the applicant was previously before them on June 1, 2015 for Site Inventory and Analysis and now were before them for the second phase of Planned Development review process; Master Plan. Mr. Chace informed the Board that the applicant went before the ZBA and received approval for outdoor storage in the B-3 district.

Lee Allen with Northeast Civil Solutions along with Mike Richman of Custom Concepts are presenting on behalf of the applicant. Mr. Allen updated the Board that the applicant had noted their suggestion and reduced the number of curb cuts into the property. Mr. Richman asked the Board to consider the carriage style overhead doors on the plans even though code discourages them.

Mr. Fellows opened the item to public comment, there was no public comment.

Mr. Wood liked the improvements that the applicant had made as well as the orientation of the building and is in favor of the application.

Town of Scarborough, Maine

Mr. Dupont requested sidewalks be incorporated into the design for future build out.

Mr. Mazer requested clarification on the outdoor storage, how it will be done and how it will be screened. To the question Mr. Allen responded that the outdoor storage will be on the right side of the building and the closest home is 600 feet and they will be adding plantings to help buffer it as well. Mr. Mazer questioned employee safety using the outdoor storage area. Dave Melvesky, owner Go Green Landscaping Inc. explained that the landscaping crews start approximately 15 minutes apart to help facilitate safety and efficiency.

Mr. McGee expressed his concern regarding the orientation of the building and outdoor storage area as related to any future build out.

Mr. Fellows stated the reduce number of curb cuts by the applicant was appreciated. As far as the orientation and architecture of the building the overall consensus by the Board is positive. Mr. Fellows stated that the Board had not expressed concern regarding the location and orientation of the back buildings which would be part of the approval.

Ms. Auglis questioned if the approval tonight is concrete.

Mr. Chace explained that the plan can be amended, but if someone did like the orientation of the plan as is they could go forward and do it.

Mr. Fellows moved to approve the Master Plan Approval with the condition that a revised Master Plan showing the reduced curb cuts be filed for clarity of record. Mr. McGee seconded the motion.

Vote was unanimous 5-0.

7. Leighton Farm, LLC requests amended subdivision review for expansion of previously approved Leighton Farm Subdivision, Assessor's Map R57 Lot 1B & 3A

Mr. Chace reminded the Board that they have seen this application at several prior meetings and are generally satisfied with the application.

Shawn Frank, Sebago Technics is representing the applicant. Mr. Frank informed the Board that the plans clarify the property around the tower, include sidewalks connecting the two roadways and provide parking for the walking trails.

Mr. Beeley asked if there had been anything done about the neighbors' concerns regarding drainage issues. To the question Mr. Frank responded that he had had a general conversation with them after the meeting and the biggest concern was the clearing of the trees. Mr. Frank also stated there were no new drainage issues at this time.

After Board discussion, Mr. Fellows moved to approve the application with the findings as written and the following waivers and conditions:

Waivers

1. Permit Dylan Dr. and Winn Way to be constructed at a width of 22 feet, rather than the Town standard 24 feet.
2. In lieu of the recreation contribution fee the Board accepts the offsite pedestrian improvements provided on Elmwood Ave as well as the improvements along Green Acres Ln, between First Ave & RT. 1.

Town of Scarborough, Maine

Conditions

1. The subdivision shall be constructed in accordance with the subdivision plans entitled “First Amended Overall Subdivision Plan of Leighton Farm Subdivision”, as prepared by Sebago Technics, dated 6-8-15. The plan set is to be revised in accordance with the comments raised by Planning staff, Traffic Solutions and Woodard & Curran. The revised plan set to be reviewed and approved by Planning staff prior to the Board signing the plans.
2. Prior to the release of the attested final subdivision plan to the applicant for recording at the Cumberland County registry of deeds, the applicant shall execute and record all documentation necessary to comply with the Town’s Post-Construction Stormwater Infrastructure Management Ordinance.
3. Prior to the start of construction for each phase of development the no-disturb setback areas shall be clearly delineated in coordination with town staff.
4. The traffic impact fee assessments for phases 2 through 5 shall be paid prior to the start of each phase. The fee shall be paid proportionally based on the number of residential lots in each phase.
5. Prior to the start of phase 4 the applicant shall provide final construction plans for the pedestrian improvements along Green Acres Ave for review and approval by the Town Engineer. The improvements shall be completed as part of the phase 4 development.
6. Prior to the start of phase 5 the developer will be required to pay a sum of \$2,500 for future traffic signal timing improvements to the Route 1/Green Acres Lane intersection.

Mr. Mazer seconded the motion.

Vote was unanimous 5-0

8. Avesta Housing requests site plan review for Southgate House, 577 US Route 1, Assessor’s Map U34 Lot 37

Mr. Chace reminded the Board that the applicant seeks to refurbish the Southgate House and construct an additional unit to create a total of 50 affordable housing units. Mr. Chace reminded the Board that their previous discussion identified concerns around parking and left hand turns into the property from Route 1.

Dan Riley with Sebago Technics is representing Avesta Housing. Mr. Riley updated the Board on parking and what had been done to increase parking by 5 spaces. Mr. Riley displayed an Avesta Housing parking rational summary to the Board showing they would be able to accommodate their needs. Mr. Riley updated the Board on the fire lanes and explained that the applicant and fire department are in agreement to widen the sidewalks to 12 feet. Mr. Riley addressed the left turn from Route 1 onto the property and reviewed the traffic analysis with the Board.

The majority of comments from the Board were concerns with the left hand turn into the property and what possible solutions might be available moving forward.

The Board also expressed some concerns about parking needs on-site and would like time to review the parking rational provided by the applicant during the meeting. Mr. Beeley identified that the examples provided of other sites were in a more urban context than the proposed setting. Discussion of walk ability to Dunstan Corner and public transportation in the area was noted in regards to parking needs.

After further discussion Mr. Fellows summarized the Board’s deliberation and noted that it appeared the Board is in favor of this project but are concerned with how the left hand turn into the property will be handled and ensuring appropriate on-site parking is established.

Town of Scarborough, Maine

Mr. Fellows made a motion to approve the preliminary plans; Mr. Dupont seconded the motion.

Vote was unanimous 5-0.

9. Verizon Wireless requests a site plan review for a transmission tower at 239 Broadturn Road, Assessor's Map R24 Lot 6

Mr. Chace explained that the applicant is before the Board for review of a new transmission tower within the recently established Transmission Tower Overlay District (TTOD). Mr. Chace explained that this is a 2 step process. First starting with priority of location and possibly directing any new towers to preferred locations. Second step are the standards for Transmission Towers, such as height, visual impact, style, colocation, etc.

Mr. Fellows explained that this is only the second cell tower the Board has seen. Mr. Fellows requested that the applicant take the items in order and the Board work through each one before proceeding.

Scott Anderson with Verrill Dana and Chip Fredette with Verizon are representing the applicant. Mr. Anderson explained that the applicant requests a new 120 foot transmission tower on a 60 acre site at 239 Broadturn Road. Mr. Anderson explained the system goals and requirements of Verizon and used a visual of radio frequency to show how the location fills a gap in the coverage area.

Mr. Fellows informed the applicant and reminded the Board that Transmission Towers are new to the Board and that they would be relying on peer reviewers in this process.

Mr. Dupont questioned why the existing tower could not be used.

Mr. Beeley asked if they know of a potential site that has been proposed near the intersection of Holmes Road and Two Rod Road and is that factored into their equation. To which Mr. Anderson responded yes, if they are aware of a potential other site.

Mr. McGee suggested a comprehensive list of cell sites in town be part of the procedure to help the Board and applicant in any further Transmission Tower applications. Mr. Anderson explained that any towers that are licensed with the FCC can be accessed on their website.

Mr. Anderson addressed the four criteria for priority of location. Starting with existing towers. Mr. Anderson explained that the existing AT & T tower is a stick tower of 90 feet. This tower is not designed for colocation and they would not be able to find other suitable towers to meet their needs.

Mr. Anderson explained that the I and LI districts are not close enough to cover the area they are looking to support. The area in question fills a current gap in West Scarborough.

Mr. Anderson explained that they made every effort to use existing structures thus to no avail. The new tower would sit on a small section of the 60 acre parcel and there are no structures around it.

Mr. Anderson explained that the only option the applicant has is to build a new transmission tower in order to cover the area where the existing gap in coverage is.

The Board was in agreement with the responses provided for the priority of location.

Town of Scarborough, Maine

Mr. Anderson addressed step 2, standards for Transmission Towers. The equipment is 120 foot tower with a 117 center line and a prefab equipment shelter. These would be located inside a 50x50 fenced in area on the leased lot 100x100. It would allow for expansion of the fenced in area if additional carriers wish to collocate. Mr. Anderson explained that a balloon survey will be done by their contractor by driving 1 mile around the site, but if there is a location that the Board or public would like photographed to let them know. The applicant is looking for a waiver on a full boundary survey. They understand that the access road boundary survey would need to be done.

Mr. Fellows opened the item to public comment.

Paul Williams, 259 Broadturn Road expressed concerns regarding transmission towers and possible health related issues. Mr. Williams stated that he has Verizon and has no issues with his network in this area.

Michelle Greer, 245 Broadturn Road expressed concerns regarding the aesthetics and how the tower will visually impact her back yard. She expressed interest in being contacted when the balloon survey is happening.

Mr. Wood commented that the applicant was well represented and he is looking forward to the visual test.

Mr. Fellows stated priority of location had been reviewed and the Board is agreeable with. The follow up from the applicant on more buffering detail, photo simulations and the boundary survey for the access road will be needed to continue the review at a future meeting.

10. Town Planner's Report

Mr. Chace informed the Board that the summary of the Higgins Beach Zoning Repair workshop is online to view.

11. Administrative Amendment Report

Mr. Chace informed the Board that Camp Ketcha received administrative approval for a minor site plan amendment. Their request is to add two picnic shelters at the site.

12. Correspondence

There was no correspondence at this time.

13. Planning Board Comments

Mr. Dupont questioned how Staff is handling the Salt Pump Gym and the fact that the color of the building is not the color the Board approved. To the question Mr. Chace informed the Board that he is in contact with the Salt Pump Gym and has requested in writing and explanation for the change.

Town of Scarborough, Maine

Mr. Chace reminded the Board of the Habitat for Humanity ribbon cutting on Thursday June 25, 2015.

Mr. Fellows thought the Higgins Beach Zoning Repair workshop was well done by both the consultant and staff.

14. Adjournment

Meeting was adjourned at 10:02 PM.

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
REGULAR MEETING – 7:00 P.M.

Order No. 15-058. Move approval to certify the results of the July 7, 2015, School Budget Validation Referendum.

The Yes vote was 496
The No vote was 3,584
Invalid was 37

Too High vote was 1,838
Acceptable vote was 177
Too Low vote was 2,047

The voter turnout was 26%

AGENDA
SCARBOROUGH TOWN COUNCIL
WEDNESDAY – JULY 15, 2015
REGULAR MEETING – 7:00 P.M.

Order No. 15-059. Move approval on the request to set the date, time and location of the School Budget Validation Referendum, as noted in the Warrant.

**WARRANT
SCHOOL BUDGET VALIDATION REFERENDUM
(20-A M.R.S.A. § 1486 and 2307)
TOWN OF SCARBOROUGH
Tuesday, August 4, 2015**

Municipality: Scarborough

Voting District: Town Wide

Voting Place Name: Municipal Building

Voting Location: 259 US Route One

Polls Open at 7:00 A.M.

Polls Close at 8:00 P.M.

Absentee Ballot Processing (check all that apply):

Processed by: Clerk (Centrally)

☒ Clerk (At Polls)

Date/Time of Processing:

☒ **During** Election Day (8/04) Processing Time(s): After 8:00 a.m.

Only after 8:00 p.m. on Election Day (8/04)

=====

**WARRANT
SCHOOL BUDGET VALIDATION REFERENDUM
(20-A M.R.S.A. § 1486 and 2307)
TOWN OF SCARBOROUGH
Tuesday, August 4, 2015**

Cumberland County, ss.

State of Maine

TO: Robert A. Moulton, Police Chief of the Town of Scarborough:

You are hereby required in the name of the State of Maine to notify the voters of the Town of Scarborough of the Special School Budget Validation Referendum Election, as described in this warrant.

To the Voters of the Town of Scarborough:

You are hereby notified that a School Budget Validation Referendum will held at the Scarborough Municipal Building in Council Chambers, located at 259 US Route One, in the Town of Scarborough on Tuesday, August 4, 2015, for the purpose of determining the following questions:

School Budget Validation Referendum Question No. 1:

- ☐ YES Do you favor approving the Scarborough School budget for the upcoming school
☐ NO year that was adopted at the latest Town of Scarborough budget meeting?

The following is a non-binding expression of opinion for the consideration of the Town Council and School Board.

I find the school budget adopted at the July 22, 2015, Town Council meeting to be:

- ☐ TOO HIGH
☐ ACCEPTABLE
☐ TOO LOW

The Registrar of Voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person eligible to vote, and to accept new enrollments.

A person who is not registered as a voter may not vote in any Scarborough election.

Given under our hand this 15th day of July, 2015, at Scarborough, Maine.

A majority of the municipal officers of the Town of Scarborough.

A true copy of the Warrant, attest:_____