

GENE R. LIBBY, ESQ.
glibby@lokllc.com

January 12, 2012

Dan Bacon
Planning Board
Scarborough Municipal Building 259
U.S. Route 1
Scarborough, ME 04074

Re: Site Plan Review Application of Peter and Nicholas Truman,
Owners of The Lighthouse Inn at Pine Point, LLC

Dear Dan:

I enclose fourteen copies of the following materials for filing and distribution to the Planning Board: (1) Planning Board Application; (2) Site Plan Review Checklist; (3) Amended Site Plan Lighthouse Condominiums prepared by BH2M; (4) elevations and proposed floor plans; and (5) application fee of \$500.

On September 29, 2011, the Zoning Board of Appeals granted the Trumans' Miscellaneous Appeal to convert a non-conforming use (motel/condominiums) to another non-conforming use (condominiums/townhouses) in the R-4A Zone. The Zoning Board also granted a separate appeal to add a third story to the existing structure within existing setback requirements. The Zoning Board of Appeals approved the creation of ten (10) condominium/townhouses, (9) located in the existing motel and (1) located in the office to the rear of the motel. The Trumans have decided to reduce the number of townhouses from ten (10), approved by the Zoning Board of Appeals, to eight (8). Seven (7) townhouses will be located in the main motel building and one (1) in the office building to the rear of the motel. The exterior buildings will be sided with gray cedar shingles with white trim.

The Trumans will be creating a condominium association pursuant to state law. Each townhouse will contain a full kitchen and be designed for year-round occupancy.

The existing site of the motel, including the entrance and exit to the property, were substantially altered in conjunction with the land swap between the Trumans and the Town of Scarborough in 2009. At that time, Pine Point Road and King Street were widened, sidewalks constructed, and traffic safety improvements were installed at the front of the property. Those changes have worked well for the Town and the Applicant. Further, entry and exit to the property will be controlled by electronic swing-arm gates. Since traffic to the site will be substantially decreased with the change in use, no traffic impacts are anticipated.

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The site has twenty-two (22) parking spaces to the front of the motel and four (4) parking spaces to the rear. Each of the eight (8) units will be assigned a minimum of two (2) spaces. There will be ten (10) visitor spaces. The current Zoning Ordinance requires two (2) spaces per unit.

There are no special exceptions or anticipated off-site improvements. There are no stormwater management changes since stormwater is adequately handled by existing systems.

Signage will remain the same with the name of the condominium at the end of the building facing King Street. The signage will conform to existing ordinances. There will be no change in existing lighting plans.

I am submitting fourteen (14) copies as required by the Town and requesting that this matter be placed on the Planning Board Agenda for January 30, 2012. Thank you for your anticipated cooperation.

Sincerely,



Gene R. Libby

GRL/eb
Enclosures

cc: Peter Truman
Nick Truman

TOWN OF SCARBOROUGH, MAINE
Planning Board Application

All applications shall be accompanied by fourteen (14) copies of a cover letter, submission checklist and all submittal materials as required per the applicable Ordinance(s). Plans must be folded and all submittals shall be collated.

Project Name: <u>Lighthouse Condominiums</u>
Project Type: <u>Condominiums</u>
Project Location (physical address): <u>3 King Street</u>
Assessors Map & Lot Number: <u>U022 Lot 108</u> Zoning District: <u>R-4A</u>

Name of Applicant: <u>Peter Truman Nicholas Truman d/b/a Lighthouse Inn</u>
Mailing Address: <u>3 King Street, Scarborough, Maine 04074</u>
Phone: <u>207-883-3213</u> E-mail Address: <u>lighthouseinn@roadrunner.com</u>

List of Project Consultants. Indicate the name, e-mail and phone number of any engineer, surveyor, architect, landscape architect or planner used:
1. <u>Lester Berry, Surveyor/Engineer, 28 State St., Gorham, ME 04038</u> <input checked="" type="checkbox"/> <u>207-839-2771, lberry@BH2M.com</u>
<input checked="" type="checkbox"/> <u>2. Bruce Weger, Weger Architects, 74 Seabury Road, York, ME 03909</u> <input checked="" type="checkbox"/> <u>207-363-1141</u>

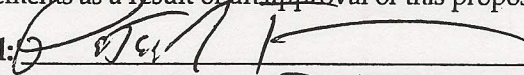
Billing Contact Information (This person will be the primary contact for billing related items; including peer review fees and securing any possible performance guarantees, etc.)
Name: <u>Same as applicant</u>
Address: _____
Phone: _____ Email Address: _____

Notes to the Applicant:

1. Any application requiring any Federal or State agency approval, i.e. D.E.P. or Army Corps of Engineers, shall not be considered by the Planning Board for final approval until these other agency findings are furnished to the Board.
2. If the applicant is not the principal contact person please indicate under "List of Project Consultants" with whom the Town should correspond.

Application Authorization

I hereby make application to the Town of Scarborough for the above-referenced property(ies) and the development as described. The Town of Scarborough Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal.

Signed:  Date: 1/12/12
Printed name: PETER J. TRUMAN

Please identify yourself (check one): Agent* _____ Property Owner _____

*(If you are an agent, written authorization from the property owner must be attached to this form.)

TOWN OF SCARBOROUGH SITE PLAN REVIEW CHECKLIST

The applicant must prepare this check list and include it with the site plan application submission to the Planning Board. This checklist is intended to be a guide for use by the applicant, in preparation of the Site Plan Application, and the Planning Board. The preparation of this checklist should not be a substitute for a thorough review of the Town of Scarborough Site Plan and other applicable ordinances.

		Check Appropriate Box		
		Submitted	Waiver Request	Not Applicable
1.	Evidence of Control of Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	a. Deed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Purchase and Sales Agreement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Site Plans <i>(provide both existing and proposed conditions plans)</i>			
	a. Scale-- not to exceed 1"=40'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Lot dimensions and area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Existing building locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d. Proposed building locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e. Zoning boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f. Setback requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g. Contour elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h. Natural features (e.g. water bodies, floodplains, significant habitat)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i. Pedestrian walkways & amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	j. Parking layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	k. Driveway location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	l. Location of utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	m. Outside display area / vending	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	n. Legend	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Written narrative of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>(At a minimum this will include a description of the intended uses of the property; a description of the existing site conditions; existing zoning; tabulation of the number of required parking spaces; any special exceptions or permits required; on and off site improvements; description of traffic impacts; stormwater management)</i>			

- | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--|
| 12. | Off-Site Improvements | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Existing |
| | a. Road Improvements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Sidewalks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Natural Areas, open space, parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Other <i>(Please describe)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
-
- | | | | |
|-----|--------------------------------------|-------------------------------------|-------------------------------------|
| 13. | Does this application require: | YES | NO |
| | A. Permits from Other Agencies | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | If yes please indicate | Approved | Pending |
| | a. Dept. of Environmental Protection | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Army Corps of Engineers | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Dept. of Transportation | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Other <i>(please describe)</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| | B. Approval from other Town Boards | YES | NO |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | If yes please indicate | Approved | Pending |
| | a. Town Council | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Zoning Board | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c. Other <i>(please describe)</i> | <input type="checkbox"/> | <input type="checkbox"/> |

Please attach, on a separate sheet, any requests for waivers or deviations from the requirements of the specific standards within the Site Plan Review Ordinance or other applicable ordinances.