

*Prior Approved Development Site*  
*47 Elmwood Ave Scarborough, Maine*



Approx. 60 acres of farm land with all utilities in one of Maine's premier residential locations offering a fantastic setting featuring easy access to Route 1, I-295, I-95, The Maine Medical Center Campus, The Maine Mall, The Portland Jet Port, Beaches and Downtown Portland.

**Completed engineering for 118 to 308 unit Retirement Village**

*The Real Estate Store*

**APPLEBEE COMMERCIAL**

252 U.S. Route One Scarborough ME 04074

*contact*

**Jerry Applebee**

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**PRIOR APPROVED RESIDENTIAL RETIREMENT DEVELOPMENT**

118 to 308 UNIT Retirement, Assisted Care Village with completed planning and engineering by source appointment. Approx. 60 acres of farm land in one of Maine's premier residential locations offering public utilities to the site and easy access to U.S. Route 1, I-295, I-95, the Maine Medical Center Campus, The Maine Mall, Portland Jet Port, Beaches and Downtown Portland. Approx 800' of Nonesuch River frontage. Prior approvals and contract zoning have been granted by the Town of Scarborough and the State of Maine D.E.P.; such approvals are not transferable and reapplication will be required.

- Land Use: Residential Development
- Topography: Fields, Wooded, sloping to 800' of Nonesuch River frontage
- Access: I-295, Maine Turnpike, U.S. Route 1, Green Acres Ave
- Improvements: 420' of street frontage
- Sewer: Scarborough Sanitary District
- Water: Portland Water District
- Power: Central Maine Power
- Cable: Time Warner
- Zone: Residential 2 (20,000sf lot); Conservation (7,500sf lot)
- Legal: Map R057 Lot 01
- Real Estate Taxes \$3,600 land only
- Contract Zone: Prior approval for 118 units phase I
- Documents: Survey, Wetlands, Soils, Engineering, Site Plans, etc
- Miscellaneous: Tower rental agreement FAA
- Price: \$1,890,000

Maine Turnpike I-295 south to Scarborough U.S. Rte 1  
 Green Acres to 49 Elmwood  
 Across from New Maine Medical Center  
 Approximately 5 miles south of Portland  
 Approximately 3 miles south of Jet-Port

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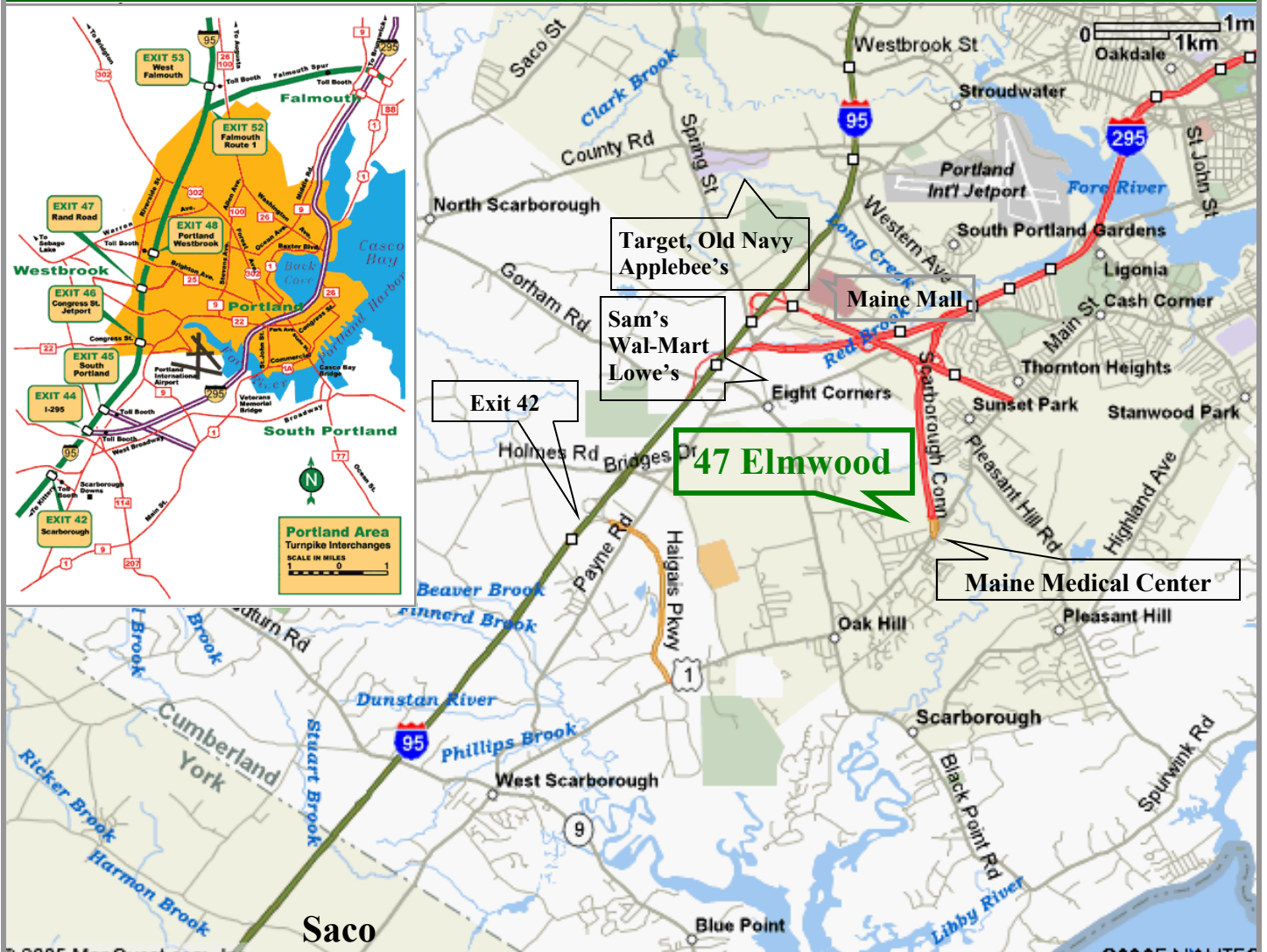
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# Area Map

## 47 Elmwood Ave Scarborough, Maine





47 Elmwood Ave. Scarborough, Maine  
Lot #1

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**S**carborough is conveniently located in southern Maine, approximately 5 miles south of the City of Portland. It is just a short drive to the Maine Mall in South Portland and offers easy access to the Maine Turnpike, the Portland Jetport and now passenger rail service to Boston and points south. Scarborough is a diverse community with a commitment to the quality of life and the environment with a diverse population and vibrant business community.

Scarborough is located on the coast of Maine. A pleasant commuter town with its own vibrant business community and shopping areas, Scarborough caters equally well to the needs of summer visitors. Whether for a weekend getaway or summer vacation, the Town offers a choice of romantic inns, motels, campgrounds and a variety of restaurants. Besides many fine places to walk and explore, recreational amenities include numerous golf courses, tennis, professional horse racing, miles of oceanfront beaches, hiking trails, kayaking, an active library, short track speedway and indoor carting. Scarborough also offers a harmonious balance of commercial Businesses, Retail and extensive Medical Facilities including the Maine Medical Campus on U.S. Rte 1 created with attractive and careful planning. The newest area for business development to locate in Scarborough is along the Haigis Parkway, located at Exit 42 of the Maine Turnpike.

Among Scarborough's most beautiful features is the scenic 3,100-acre Scarborough Marsh. The salt marsh is crossed by meandering tidal rivers and streams and is a habitat for a broad array of wildlife and birds. The marsh estuary opens to a coastline flanked by miles of sandy beaches from Pine Point to the South, Ferry Beach, Prouts Neck, Scarborough Beach and the quiet coastal community of Higgins Beach to the North.



Scarborough is the birthplace of Maine's first governor, William King. The King homestead was located in the Dunstan area of Scarborough and the family burial plot is located nearby. Scarborough was one of the earliest settlements on the New England coast being formed in the mid 1600's and incorporated in 1658 and was named for Scarborough, England. It included those lands formerly and still called Black Point, Blue Point, and Stratton's Island and extended back eight miles from the sea. With a current population of nearly 20,000 Scarborough is one of Maine's fastest growing communities.

Scarborough encompasses 54 square miles with 158 miles of roadway and is part of Cumberland County which includes the cities of Brunswick, Cape Elizabeth, Freeport, Gorham, Portland, South Portland, Westbrook, Windham, Yarmouth and others.

**C**umberland County was incorporated in 1760 and is home to Maine's most populous city – Portland – which is also its county seat. The County was named after William, Duke of Cumberland, who was son of King George II. Cumberland County comprises a population of nearly 300,000 residents and is located 90 miles north of Boston. Cumberland County is a popular attraction to visitors of Maine and hosts the Portland Sea Dogs – a minor league affiliate of the Boston Red Sox, the Red Claws a affiliate of the Boston Celtics, the LL Bean flagship store in Freeport, and the Portland Museum of Art in downtown Portland.

SOURCES: <http://www.scarboroughcrossroads.org/chamber>; & <http://www.scarborough.me.us>

# ZONING

## Section XV. RESIDENTIAL DISTRICTS R-2

### A. PURPOSE

To provide residential areas within the Town of Scarborough of low density in a manner which will promote a wholesome living environment. To this end, residential development shall not exceed 2 dwelling units per net residential acre and may occur in accordance with the provisions of Section VIIA of this Ordinance. [Amended 02/01/2006]

### B. PERMITTED USES

1. Single family detached dwellings exclusive of individual mobile homes.
2. Place of Worship. (5/5/99)
3. School, library, museum.
4. Residential recreation facility.
5. Accessory uses including accessory stables on lots of at least two acres, beehives and rabbit warrens.
6. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board Appeals review is not required. [6/01/94]
7. Golf Course. (12/21/94)
8. Municipal Buildings and Uses. (7/5/95)

### C. SPECIAL EXCEPTIONS

1. Farm, truck garden, nursery, exclusive of poultry and livestock raising.
2. Deleted 7/5/95.
3. Cemeteries.
4. Public utilities facilities including substations, pumping stations and sewage treatment facilities.
5. Home occupations.
6. Group Day Care Homes, and Nursery Schools. [6/01/94]
7. Day Care Center Facilities, only on lots which are served by public sewer. (12/21/94)
8. Adjunct Uses, Place of Worship. (5/5/99)
9. Accessory units subject to the performance standards of Section IX.J.
10. Telecommunications Facility. (03/17/04)
11. Hospices. (08/17/2005)

### D. SPACE AND BULK REGULATIONS

Maximum net residential density 2 dwellings per net residential acre.

Minimum lot area (refer to page 48 Section VI – Definitions, *Lot Area* for calculation) 20,000 sq. ft.

Minimum area per family 20,000 sq. ft.

Minimum street frontage 100 feet

Minimum front yard all buildings 40 feet

Minimum rear and side yards, all buildings 15 feet\*

\*Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.

Maximum building height (See Section IX,A,15)

Maximum building coverage 20%

Minimum distance between principal buildings on the same lot. The height equivalent of the taller building

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