



Lighthouse Point Road
Paper Street Survey, Concept Design, and Permitting
Investigation

Prepared for:

Cape Elizabeth Conservation Committee
Town of Cape Elizabeth, Maine

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road
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May 2016

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DRAFT



May 2, 2017
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Cape Elizabeth Conservation Committee
Maureen O'Meara, Town Planner
Town of Cape Elizabeth
320 Ocean House Road
Cape Elizabeth, Maine 04107

RE: Lighthouse Point Road - Paper Street Survey, Concept Design, and Permitting Investigation

Dear Committee Members and Maureen:

Introduction

Sebago Technics, Inc. (Sebago) has been retained by the Town of Cape Elizabeth (Town) in the survey, concept planning, and the potential permitting situation associated with the paper street section of Lighthouse Point Road for the purposes of determining the feasibility of creating a new greenbelt path. The following discussion provides an assessment of the conditions associated with the proposed path project.

Project Scope

The Conservation Committee is contemplating a new trail project to extend from the end of the currently accepted section of Lighthouse Point Road through its paper street segment to connect to property currently owned by the United States of America and utilized by the U.S Coast Guard. A 2014 USGS Quadrangle based Location Map showing the location of Lighthouse Point Road within Cape Elizabeth is included within the appendix section of this report.

According to the February 6, 2017 Right of Way Survey Plan of Lighthouse Point Road as prepared by Sebago which is included with this report, the paper street segment is approximately 192 feet in length and has a width of 40 feet. Approximately, 85 feet of the paper street segment consists of a bituminous asphalt paved roadway used to access two private lots (Map U14/Lot 27 & 28 and Map U15/Lot 19) at the end of Lighthouse Point Road. The remaining approximately 107 feet length of the paper street is currently covered by a landscaped garden on the northerly side and a mowed grass lawn on its southerly side. There is a clear space zone width of 20 to 25 feet of grass area to the south of the garden bed materials along the entire length of non-paved area.

As the terrain in the unpaved segment of the paper street is gently sloping, a path could be readily established, likely without the need for any surface treatment with only the Town's Greenbelt signage be needed to indicate the path presence.

Given the ample clear space, it was also assumed that no removal of the existing planted garden would result with the any future trail improvement. Should the Town determine at some point in the future to establish the path, a row of vegetation could be provided alongside the southern limits of the paper street to better indicate the path location and adjacent private property boundary.

Resource Investigation

There are no wetlands or vernal pools within the unpaved segment of the Lighthouse Point Road paper street.

Permitting Considerations

As no natural protected resources are affected or other permit thresholds met, the establishment of the Lighthouse Point Road paper street path would not require any local, state, and federal permits respectively be received under current regulations from the Town of Cape Elizabeth, the Maine Department of Environmental Protection (DEP), or the U.S. Army Corps of Engineers (USACE). There are also agencies within the state and the federal process that can influence permitting and design issues of projects, however since the Maine DEP and the USACE permits are not triggered, these other agencies would not review the potential path improvements.

Conclusion

This report has investigated the feasibility for the Town to establish a path with the 192+/- foot paper street portion of the Lighthouse Point Road. Based on the boundary and existing conditions survey conducted by Sebago along with the evaluation of the path potential undertaken by Sebago in concert with the Town staff, it appears that such a path would be readily achievable.

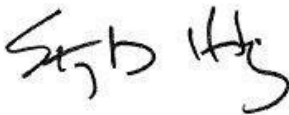
Further, no permitting ramifications would result for the path establishment under current local, state, and federal regulations. Consequently, no permitting or construction costs would likely be necessary to establish the path with the exception of placing Greenbelt Path signage and potentially installing a row of plantings to better define the path location and limits of the southerly abutting private land alongside the paper street boundary. Should the Town desire to install the planting barrier alongside the path, we envision a cost of \$500 to \$1,000 could be considered in terms of 2017 costs depending on the nature and extent of the plantings.

Closing

Sebago Technics is very appreciative of the Town's request that we survey and study the various aspects of the potential Lighthouse Point Road paper street path project. Should there be any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen D. Harding, P.E.
Town Engineer

SDH/sdh

APPENDIX

- USGS Location Map Exhibit
- Site Photos



SEBAGO
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**SITE LOCATION MAP
OF LIGHT HOUSE POINT**

LOCATION:

LIGHTHOUSE POINT
CAPE ELIZABETH, MAINE

INFORMATION:

2014 USGS QUADRANGLE
(CAPE ELIZABETH)

SCALE: 1" = 2,000'

DATE: 4/27/2017



Photo 1 (04-11-17): Photo taken looking northeast from the end of the accepted portion of Lighthouse Point Road.



Photo 2 (04-11-17): Photo taken looking northeast from the paved portion of Lighthouse Point Road paper street section.



Photo 3 (04-11-17): Photo taken looking northeast at the end of the paved portion of Lighthouse Point Road paper street section. Landscape bed is within the unimproved section of the paper street and the black siltation fence is on the south side.



Photo 4 (04-11-17): Photo taken looking northeast in unimproved section of Lighthouse Point Road paper street. Path could readily be established in the mowed grass area between the landscaping and the black siltation fence.



Photo 5 (04-11-17): Photo taken looking northeast near the end of the unimproved section of Lighthouse Point Road paper street.



Photo 6 (04-11-17): Photo taken looking southwest near the end of the unimproved section of Lighthouse Point Road paper street. Path could readily be established in the mowed grass area between the landscaping and the black siltation fence.