



360.98.01

December 15, 2010

Maureen O'Meara, Town Planner
Town of Cape Elizabeth
320 Ocean House Road
P.O. Box 6260
Cape Elizabeth, Maine 04107

SUBJECT: Portland Dry Cleaners
Site Plan Amendment Review

Dear Maureen:


We have received and reviewed a submission package for the subject project. The package included a December 3, 2010 letter by Duk Hee Cha of Portland Dry Cleaners with an Existing Conditions plan for Pond Cove Shopping Center dated November 23, 2010, by Titcomb Associates and supporting documentation. We offer the following comments based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness.

1. The applicant, D/B/A Portland Cleaners, is requesting an amendment to the previously approved Site Plan for the Pond Cove Shopping Center, located at 329 Ocean House Road, to open a pick-up/drop off dry cleaners establishment in the space previously occupied by Bank of America.
2. We reviewed the parking assessment of the Pond Cove Shopping Center and agree with the shared approach and the assumptions made. The available parking appears to be sufficient for the proposed project although the available parking stalls are technically one space short of the calculated required number of parking stales required.
3. Since the proposed project represents no additional impervious area, the project will have no increase of stormwater runoff from the site. Therefore, the project will not change the current stormwater management of the Pond Cove Shopping Center.
4. Based on our review of the submitted project, the application appears to comply with all the other standards in Section 19-9-5, Site Plan Approval Standards.

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We trust that these comments will assist the Board during their deliberations on this project. Should there be any questions or comments regarding our review, please do not hesitate to contact us.

Sincerely,
AMEC Earth & Environmental, Inc


Stephen D. Harding, P.E.
Town Engineer

SDH:lap

cc: Bob Malley, Public Works Director
Bruce Smith, Code Enforcement Officer
Todd Gammon, AMEC Earth & Environmental, Inc
Andrew Masella, AMEC Earth & Environmental, Inc

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