



360.99.01

April 14, 2011

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

SUBJECT: Rosewood Drive
Subdivision Amendment Review

Dear Maureen:

We have received and reviewed a submission package for the subject project. The package included a March 31, 2011 letter addressed to you from Rick Licht of Licht Environmental Design, LLC (LED) with supporting documentation, a plan showing proposed division of Lot 4 dated October 20, 2010 by Daniel J. Dalfouso, LLC and a 2-sheet plan set dated March 31, 2011 by LED. Based on our review of submitted material and the project's conformance to the technical requirements of Section 16-2-5 of the Zoning Ordinance, Subdivision Amendments, we offer the following comments.

1. The applicant, Joe Frustaci, is proposing an amendment to the Rosewood Subdivision to create another lot at the end of Rosewood Drive by dividing Lot 4.

We understand that the Board will be conducting a completeness level review of the project at the upcoming Board meeting. We have reviewed the submission requirements and, in our opinion, it appears that the current submission package addresses the submission issues. The remainder of our comments presented below relates to design details beyond the completeness level of review. These comments are included herewith to facilitate future submittals and reviews of the project. It should be noted that additional comments may be forthcoming as more detailed information becomes available and our review of the project continues.

2. No formal stormwater calculations have been submitted, but we agree with the designer's stormwater management approach. It appears that the drainage swale proposed along the west side of Lots 4A & 4B will collect Lot 4A's stormwater, sending it to the lot owned by the Town of Cape Elizabeth. We believe that formal stormwater calculations would not be able to distinguish the incremental changes in surface runoff and concur with the designer's assessment that it is not expected that the project will generate a significant increase in stormwater flows. Therefore, we support a waiver of formal stormwater calculations for this project.
3. Silt fence/filter barrier is shown on Sheet #1. The designer may want to add additional silt fence/filter barrier down gradient of the proposed boulder wall to ensure that erosion of the bank and sediment transport will not occur on the abutting property. Depending on the construction sequencing, it may also be necessary for a temporary swale to be installed to direct construction stormwater away from abutting property.

Maureen O'Meara

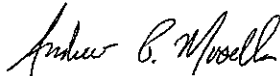
March 14, 2011

Page 2

4. The proposed silt fence is shown on the property identified as N/F Lutheran Church Parsonage. The applicant should have a temporary construction easement in place for this location or relocate this silt fence onto the Lot 4B property owned by the applicant.
5. A drainage easement should be established along the drainage swale on Lot 4B which received runoff from Lot 4A.
6. It appears that the proposed turnaround is not strictly designed per Chapter 16 of the ordinance. The radii are designed with 10-foot radii instead of 20-foot radii and the turnaround dimensions are not at 90 degree angles as stated in the ordinance detail. The designer should revise the radii of the turnaround to 20-feet and lengthen the turnaround to 40-feet from the edge of the roadway or get the Fire Chief's approval of these minor discrepancies.
7. The applicant has submitted a completed HHE-200 Form completed by Albert Frick Associates for the proposed subsurface wastewater disposal area which should be reviewed by the Code Enforcement Officer.
8. A one-inch water line is proposed to service the lot with water. The applicant is awaiting the approval by the Portland Water District that adequate water supply exists. The applicant should provide the Town with this approval letter when it is received.
9. The applicant is proposing to install 5 to 6 white pine trees adjacent to the turnaround to enhance the buffer. The trees are proposed in the ROW of the road. The applicant should consider adding the buffer trees to the homeowner's association road maintenance agreement that is already established or add a note stating that the upkeep is the responsibility of Lot 4A's owner.

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



for
Stephen D. Harding, P.E.
Town Engineer

SDH:sdg

cc: Bob Malley, Public Works Director
Bruce Smith, Code Enforcement Officer
Peter Gleeson, Fire Chief
Rick Licht, Licht Environmental Design, LLC
Todd Gammon, AMEC Earth & Environmental, Inc
Andrew Masella, AMEC Earth & Environmental, Inc

S:\360 Town of Cape Elizabeth\360.99.01 - Rosewood Dr\omeara 041411.doc