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April 11, 2012

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

SUBJECT: Old Sea Point Road Amended Subdivision Review

Dear Maureen:

We have received and reviewed a March 30, 2012 submission package for the subject project. The package included a March 30, 2012 letter addressed to you and the Planning Board Members from Amy Bell Segal of Terrance J. DeWan & Associates with documentation and an March 29, 2012 Amended Subdivision Plan entitled "Plan of Land" by Owen Haskell, Inc. Also included in the submission package are two plans prepared by Mitchell & Associates from the last amendment to this subdivision completed in 2007. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 16-2-5, Subdivision Amendment, of the Zoning Ordinance, we offer the following comments.

1. The applicant, Elaine Zavodni-Sloquist, is requesting an Amended Subdivision to divide an 8.79 acre parcel to create a 2.32 acre residential lot for a single family home located off Old Sea Point Road and a remaining 6.47 acre parcel which has frontage on both Old Sea Point Road and Old Ocean House Road.

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. The current subdivision approval of 2007 requires Old Sea Point Road to be upgraded prior to any new building permits being issued with frontage on Old Sea Point Road. Therefore, many of the items which would be required of a subdivision approval have already been addressed and are in place today. The applicant has acknowledged that situation and has noted the non-applicability of many of the requirements for this current application. We concur with that assessment and would support the designer's responses to Appendix B in the submission documents.

3. The application describes the intention to move forward with the roadway upgrade improvements should this request receive approval from the Planning Board. Estimates of the construction work should be submitted for review for the establishment of the escrow account amount. In keeping with past practice, a ten-percent contingency should be applied to the construction cost along with allowances for inspection of the work.
4. Given that the requirements of the 2007 approval govern the next steps with this current amendment, the current subdivision amendment plan should contain a note referencing the 2007 plan approval and specifically to the road upgrade requirements.
5. It is understood from the submitted information that this remaining parcel would accommodate potential access from Old Sea Point Road. In reviewing the information available from the submitted documents, it appears from a high level review that such an access could be constructed. This observation would obviously need to be confirmed by a detailed engineering design of the actual roadway.

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 Environment & Infrastructure, Inc.



Stephen D. Harding, P.E.
Town Engineer

SDH:lap

cc: Bob Malley, Public Works Director
Todd Gammon, AMEC Environment & Infrastructure, Inc