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May 8, 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 an April 30, 2012 submission package for the subject project. The package included an April 30, 2012 letter addressed to you and the Planning Board Members from Amy Bell Segal of Terrance J. DeWan & Associates with documentation and an April 30, 2012 Amended Subdivision Plan entitled "Amendment to Old Sea Point Road Subdivision" by Owen Haskell, Inc. Also included in the submission package is a letter addressed to you and the Planning Board Members from Melissa Hanley Murphy of Perkins Thompson, as well as a letter from Elaine Zavodni-Sjoquist, the property owner of Lots 18-2 and 18-5. 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-Sjoquist, is requesting an Amended Subdivision to divide an 8.80 acre parcel to create a 2.35 acre residential lot for a single family home located off Old Sea Point Road and a remaining 6.45 acre parcel which has frontage on both Old Sea Point Road and Old Ocean House Road.
2. The amended subdivision plan represents the amendment to Lots 18-2 and 18-5. The approved 2007 plans show Lots 18-3 and 18-4, formerly Lot's 1 and 2, along with roadway improvement details. Since the new plan does not replace the 2007 plans, the note added directly above the title block stating that this new plan supersedes the previously approved plans from 2007, is not technically correct. Further, the 2007 plan set that was approved contains construction details that are still relevant to the current plans proposed improvement. Therefore, we believe that the "supersedes" note should be revised to reflect specifically what was altered by the current plan and also acknowledge the complimentary information on the 2007 plan as to its requirements which are being extended within the current proposal before The Board.
3. Elaine Zavondi-Sjolquist has submitted an estimate of construction work, prepared by L.P Murray & Sons, Inc., to the Town for upgrade improvements to Old Sea Point Road.

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After review of the cost estimate, we find the task items, along with the price and lump sum quantities, to be suitable. However in keeping with past practices, a ten-percent contingency and allowances for inspection of the work will need to be applied to the entire cost estimate.

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  
Caitlyn Abbott, AMEC Environment & Infrastructure, Inc