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October 2, 2013

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

SUBJECT: Old Hayfield Lane  
Private Road Review

Dear Maureen:

We have received and reviewed an updated submission package for Old Hayfield Lane Private Road application. The submission included an application package with a September 27, 2013 cover letter addressed to you and the Board Members from John Mitchell of Mitchell & Associates. Also in the package is a letter addressed to the Board Members from Mary Costigan of Bernstein Shur, supporting maps and test pig logs prepared by Albert Frick Associates, along with a revised six-sheet plan set dated September 13, 2013 of the private roadway design for Old Hayfield Road as prepared by JMA. Based on our review of the newly submitted materials and Section 19-7-9(B), New Private Road Standards of the Town Ordinance, we offer the following comments:

1. At the September 17, 2013 Planning Board meeting, the Board voted the private road application for Old Hayfield Lane to be incomplete due to lack of information regarding the rights to the paper street known as Elizabeth Road. We understand that the Board will be conducting a completeness level review of the project at the upcoming Board meeting and that the Town will be seeking a legal opinion regarding the applicant's right to use the paper street. We have reviewed the remaining submission requirements, and, in our opinion, it appears that the current submission package addresses the submission issues. The remainder of our comments presented below relate 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. In response to our September 11, 2013 review letter, the designer has incorporated two rain gardens at the intersection of Reef Road and the new private road in order to collect and treat a portion of the stormwater flow coming off the proposed roadway. No updated formal stormwater calculations have been submitted to show these changes, however, the newly proposed rain gardens will help to contain and treat the slight increase in surface water flows in order to attenuate surface flow across Reef Road. With the

addition of the rain gardens, we agree with the designer in that the increase in flows is negligible for the purpose of submitting an updated Stormwater Management Report.

3. The test pit information provided by Albert Frick Associates appears to validate concern with shallow depths to bedrock conditions which would significantly impact excavation activities associated with the roadway and adjacent areas. The proposed grading would act to minimize the impact of the ledge excavation.
4. A note in the package indicates that the drawings will be sealed by a Maine Professional Engineer which has yet to happen.

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:cca

cc: Bob Malley, Public Works Director  
Caitlyn Abbott, AMEC E&I

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