



Maureen O'Meara &lt;maureen.omeara@capeelizabeth.org&gt;

---

## Haffenreffer RP2 ALteration 326 Ocean House Road

1 message

---

**Stephen Mohr** <Smohr@mohrseredin.com>  
To: Maureen O'Meara <maureen.omeara@capeelizabeth.org>  
Cc: "RFH@maine.rr.com" <RFH@maine.rr.com>

Tue, Nov 5, 2013 at 1:16 PM

Maureen;

Good afternoon.

In an effort to avoid additional confusion about the above referenced project I am sending this email to confirm that we will be placed on the Planning Board's December 3 workshop agenda. As you know the property is 326 Ocean House Road and is Lot 4-6 on Map R02-1, which is in the Town Center Zone.

The 4 acre lot has a small, isolated, low value, 3,564 square foot RP-2 wetland located in the center, westerly portion of the lot. The wetland has been field verified and does not meet the Federal or State criteria for a wetland of special significance. Due to a size of less than 4,300 sq ft the alteration of this wetland does not require a permit from the State DEP, nor the ACOE through Section 404 of the Clean Water Act.

Peter Haffenreffer is proposing to perform limited vegetation clearing and to fill the wetland as site preparation activities to market this property. As noted in the Ordinance and discussed with you and the Codes Officer in October, grading and filling are permitted activities in the RP 2 Zone, and we are seeking input from the Board members as we move forward with a plan to clean up the property and improve the site by filling the wetland which is located within the building area on the lot.

Please let me know if any additional information is required to retain a place on the December 3 Workshop agenda.

Regards,

Stephen

Stephen B. Mohr

Mohr & Seredin Landscape Architects, Inc.

18 Pleasant Street

Portland ME 04101

[\(207\) 871-0003](tel:(207)871-0003)

[smohr@mohrseredin.com](mailto:smohr@mohrseredin.com)