



3618138287

December 11, 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 and Private Accessway 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 November 29, 2013 cover letter addressed to you and the Board Members from John Mitchell of Mitchell & Associates (JMA). Also in the package were four revised plan sheets (Sheets 2, 3, 4, and 6) dated November 29, 2013. This revised four-sheet plan set is intended to compliment the remaining sheets (Sheet 1 and 5) dated October 31, 2013 of the past 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), Private Access Provisions of the Town Ordinance, and Chapter 16 Subdivision Ordinance which addresses Private Road requirements, we offer the following comments:

1. The applicant has revised the previous private road approach which would have required a waiver of the 22-foot wide roadway standard to a width of 18-feet. We understand that the applicant is now proposing that the initial 73-feet of the roadway be constructed to the 22-foot wide private roadway standard with the remaining portion of the roadway to be constructed to meet the 18-foot wide private accessway standard.
2. The plans should indicate the transition point of the private road to the private accessway. Monuments should be installed where appropriate to meet the requirements of the Subdivision Ordinance. As the monument which would indicate the easterly end of the private road portion falls in an abutting driveway, it should be noted that the Public Works Director has the latitude to waive monument placement in certain locations.
3. No updated stormwater information has been submitted to address the changes to the roadway width of a portion of the private road. The increase in the impervious area in the private road area is not significant, however, so we continue to support the current stormwater approach for the project.
4. The applicant is proposed to screen the abutting property with an 8-foot tall solid "Azek" fence. As Azek is a specific manufacturer, the fence should be more generically

described as well to indicate the type of fence planned for installation. In addition, the entity responsible to maintain the fence should also be clearly identified to avoid future uncertainties.

5. As a minor comment, Sheet 2 appears to have an inadvertent "2-foot wide pavement" label associated with the private road area in the Layout and Planting Plan view.
6. Construction of the private road area will require inspection services be performed in accordance with the requirements of Chapter 16 Subdivision Ordinance. The private accessway section of the project will need to follow the requirements set forth in the Section 9-7-9. On past Private Accessway projects, a note has been added to the plans indicating that the applicant shall be responsible for demonstrating that the construction of the private accessway meets the standards of this section. Further, the private accessway shall be inspected under the direction of a registered professional engineer and that prior to the issuance of any building permits for the lot served by a private accessway, the engineer shall certify to the Code Enforcement Officer that the private accessway has been constructed in accordance with this section.

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
Caitlyn Abbott, AMEC E&I

S:\360 Town of Cape Elizabeth\3618138287 Old Hayfield Lane\omeara.11 DEC 2013.sdh.docx