



3618148367

April 9, 2014

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

SUBJECT: The Well at Jordan Farms Site Plan– 21 Wells Road

Dear Maureen:

We have received and reviewed a submission package dated March 28, 2014 for the subject project. The package included a cover letter addressed to you from Todd Gammon of Blais Engineering in South Portland, Maine with a six drawing plan set dated March, 2014 and supporting documentation. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9 of the Zoning Ordinance, we offer the following comments:

1. The applicant is proposing to build a seasonal restaurant to operate for five months out of the year which will be open from 5pm to 9pm. The restaurant will be able to seat 44 people, will have up to six employees, and will serve one meal per day. The Well will be located adjacent to the existing Jordan's Farm Stand, will utilize their locally grown food products, and will share a parking area with the Farm Stand.
2. A letter from the Portland Water District stating that there will be adequate water capacity to service the development should be included with the package.
3. It should be noted that a Street Opening Permit must be obtained from the Public Works Director prior to commencement of construction activities.
4. We are confused as to whether or not the parking spaces will be gravel or will remain as grass. A note should be added to the plan to clarify the design intent. If a gravel build-up is proposed, a detail should be added to Sheet C-300. If these spaces are to remain as grass or partially grass, the designer should include provisions that can be implemented to ensure that these areas do not become a problematic should the grass surface become damaged over time.
5. The "Space and Bulk Regulations" table on Sheet C-200 should also include information on parking spaces for use by The Farm Stand.
6. In the wetlands letter provided by Dale Brewer of Statewide Surveys, Inc., Mr. Brewer states that the proposed parking area will not impact any wetlands if the lower field below the current employee access is avoided. As these wetland areas are not depicted on the plans, confirmation on whether or not the wetlands will be impacted should be provided.

Maureen O'Meara
April 9, 2014
Page 2

7. In keeping with the Town's requirements, a 10-foot long paved apron should be provided along the accessway to the site.

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

S:\360 Town of Cape Elizabeth\3618148367 The Well Restaurant\Correspondence\Letters\omeara 09 April 2014.docx