



3618148380

May 7, 2014

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

SUBJECT: Fish and Farm Market Site Plan – 83 Old Ocean House Road

Dear Maureen:

We have received and reviewed a submission package dated May 2, 2014 for the subject project. The package included a May, 2014 cover letter addressed to you from Jodie Jordan of 83 Old Ocean House Road along with supporting documentation and a site plan drawing dated April, 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Review of the Zoning Ordinance, we offer the following comments.

1. The applicant is proposing to demolish an existing farm market and construct a 24-foot by 40-foot farm and fish market with a prep kitchen in the same location. The farm market in conjunction with the applicant's vegetable farm and lobster business also located at 83 Old Ocean House Road. The applicant is proposing a two-phase plan for the development. The first phase will include the design and construction of the building and the second phase will include the installation of utilities including a water line and a septic system.
2. With the new building addition, the applicant is requesting waivers for the following items:
 - a. Providing all boundary and lot lines
 - b. Including setbacks over 50-feet away from proposed building
 - c. Existing physical features (all trees)
 - d. Providing existing soil conditions
 - e. Submission of stormwater calculations

The proposed building will be built in the same location as an existing farm stand. Since there will be minimal disturbance to the property, we support the request for these waivers

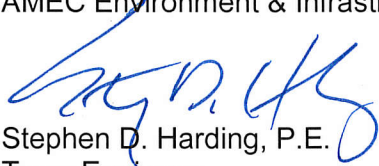
Maureen O'Meara

May 7, 2014

Page 2

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

S:\360 Town of Cape Elizabeth\3618148380 Fish and Farm Market\omeara 07 May 2014 sdh.docx