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November 12, 2014

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

SUBJECT: Rams Head Boardwalk Resource Protection Permit Review

Dear Maureen:

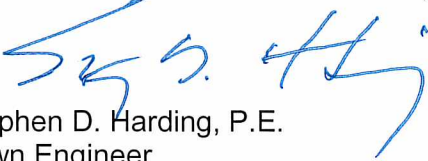
We have received and reviewed a submission package dated October 28, 2014 for the subject project. The package included an October 28, 2014 cover letter addressed to you from Stephen Mohr of the firm Mohr & Seredin along with supporting documentation and three project drawings dated October 27, 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-8-3, Resource Protection Permit Completeness of the Zoning Ordinance, we offer the following comments:

1. The applicant is requesting a Resource Protection Permit for the construction of a 2,046-foot boardwalk at 20 Rams Head Road. The boardwalk will be constructed in two phases and features a 34-foot bridge spanning an intermittent stream. The boardwalk will impact 2,124 square feet of wetlands.
2. The Planning Board will be reviewing this application for completeness at the upcoming meeting. From our perspective, we believe that the application meets the completeness standards and we have provided the following comments, which are beyond the completeness level, to facilitate future submissions and review of the project. It should be noted that additional information provided in subsequent submissions may trigger additional review comments.
3. The applicant has received a Maine Department of Environmental Protection (DEP) Natural Resource Protection Act (NRPA) permit. To avoid impacts to significant wildlife habitat, a condition of the permit requires that construction of the boardwalk is required to occur between September 30<sup>th</sup> and April 15<sup>th</sup>. A note to that effect should be added to the Proposed Boardwalk Site Plan, Sheet 2 of 3.
4. The supporting documentation indicates that the proposed construction of the work will be accomplished by hand and no wheeled or tracked equipment will operate on the dune. Again, a note to that effect should be added to the Proposed Boardwalk Site Plan, Sheet 2 of 3.

5. A demarcation line identifying the transition point between Phase 1 and Phase 2 should be added to the Proposed Boardwalk Site Plan, Sheet 2 of 3.
6. The applicant has requested several performance standard waivers including wetland area topographic mapping to a one-foot contour interval, the written description of the vegetative cover, the written description of underlying soils and the preparation of a high intensity soils map, and the preparation of a formal Stormwater Runoff Plan. The applicant is also requesting review procedure waivers of the stipulated plan scale and the measurement of trees. Given the scope of the project and the minimal value that these criteria would add, we support these waiver requests.
7. The application documentation notes that a permit from the U.S. Army Corps of Engineers is currently pending. Once received, a copy of this permit should be provided to the Town for its records.

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  
Benjamin McDougal, Code Enforcement Officer  
Caitlyn Abbott, AMEC

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