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February 10, 2015

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

SUBJECT: Peterson Hidden Court Subdivision Amendment

Dear Maureen:

We have received and reviewed an updated submission package dated February 5, 2015 for the subject project. The package included a February 5, 2015 cover letter addressed to Mr. Curry, the Cape Elizabeth Planning Board and you from Stephen Mohr, with Mohr & Seredin Landscape Architects, Inc. Also included with the submission is a Second Amended Minor Subdivision plan with revision dates of January 26 and February 5, 2015.

In their January 29, 2015 letter, Mohr & Seredin states that all revisions and/or corrections have been made to address the Boards previous comments. After their discussions with Fire Chief Gleeson, however, the plan has been revised to show an emergency 60-foot by 60-foot by 60-foot turnaround in the driveway of Lot 3. The radii and widths of the turnaround should be added to the plan along with a note describing the gravel build-up of the turnaround.

A note on the plan indicates that the existing gate between Lot 3 and Lot 1 is to remain open to provide an unrestricted emergency access between the lots. After our discussions with the Town, there is a concern that this emergency access could be compromised if either lot is sold and the connection between these two properties becomes restricted. In order to ensure future independent emergency access to Lot 1, the designer should assess Lot 1 for emergency turnaround maneuvers in case the future looped access through Lot 3 becomes inaccessible. The appropriate turning radius should be evaluated so that the Town of Cape Elizabeth's fire trucks will be able to easily maneuver in and out of the property.

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  
Peter Gleeson, Fire Chief  
Benjamin McDougal, Code Enforcement Officer  
Caitlyn Abbott, AMEC

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