



3618158470

March 11, 2015

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

SUBJECT: Pulpit Rock Road – Private Road Review

Dear Maureen:

We have received and reviewed a submission package dated February 27, 2015 for the subject project. The package included a February 27, 2015 cover letter addressed to you and the Cape Elizabeth Planning Board Members from Michael King, from Mitchell & Associates Landscape Architects. Also included with the application is a five-page plan set dated February 27, 2015. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-7-9, Private Road Approval Completeness of the Zoning Ordinance, we offer the following comments:

1. The applicant is proposing to construct a 250-foot private road section of Pulpit Rock Road in order to create frontage for a new lot. The improvements include a 14-foot wide paved private road with two, 2-foot grass shoulders creating an 18-foot travel way and a turn-around constructed of concrete modular pavers.
2. The applicant is requesting the following waivers:
  - a. To reduce the required 22-foot travel way to 18-feet in order to save eight mature trees and maintain the aesthetic character of the private road.
  - b. If the 18-foot travel way is to be approved, the proposed lot will be the final lot to be served by the private road so that no future traffic burdens will be placed on the roadway. A fire truck turnaround meeting the B-40 standard shall also be provided and language should be added to the Road Maintenance Agreement for trimming of the existing tree limbs so that the Health and Safety of pedestrians using the roadway is maintained.

It is our understanding that the Fire Chief is supportive of these changes. Amec also supports these waivers given that the width of the proposed private road is an improvement to the width of the existing drive, that the turnaround is confirmed to meet the standards for a B-40 vehicle, and that the language is added to the Road Maintenance Agreement and provided to the Town for their files.

After a phone call with Michael King of Mitchell & Associates on March 11, 2015, Michael will be providing an analysis of the turnaround for compliance with a B-40 vehicle using AutoTURN and will be submitting the results to Amec for verification. Additional comments may be made next review period as more information is forthcoming.

Maureen O'Meara

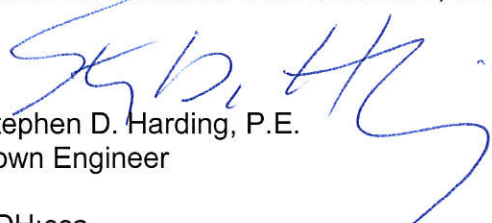
March 11, 2015

Page 2

3. It should be noted that currently two alternative water main connections for servicing the development of Lot 2 are being proposed. It is our understanding that the designer is still in the processes of working with the Portland Water District (PWD) and assessing which alternative will be the best approach. The final approach and subsequent easements should be provided on the next project submittal.
4. Per the February 24, 2015 letter addressed to Michael King from Glissen Havu at the Portland Water District (PWD), the installation of pressure reducing devices for the proposed water main is recommended due to the high water pressure in the area of the project site. Once the water main design is finalized, the designer should comment on whether or not they are intending to include the use of pressure reducing devices and, if so, a detail or meters depicting the means of reducing pressure should be added to the plans.
5. PWD is requiring that a meter pit be installed since the length of the service will exceed 300-feet. The designer should add this to the plans.
6. An easement should be obtained for the transformer shown on Lot 1.
7. The designer should add notes to the plans for existing service lines which will be discontinued.
8. It is our understanding that two to three trees will be removed from a section of the existing roadway that is narrow. The designer should confirm these trees with the Fire Chief and add notes to the plan indicating which trees are to be removed.

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

S:\360 Town of Cape Elizabeth\3618158 Pulpit Rock Rd Private Rd Review\Correspondence\Letters\omeara.11MARCH2015.docx