



May 12, 2015
15166

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

SUBJECT: Summer Oven/Tammaro Landscaping Mixed Use Site Plan Review

Dear Maureen:

We have received and reviewed a submission package dated April 30, 2015 for the subject project. The package included an April 30, 2015 cover letter addressed to you from Johann Buisman of Northeast Civil Solutions, Inc. located in Scarborough, Maine along with supporting documentation and an eight page drawing set of the project plans all dated April 30, 2015. We are familiar with the site through a past review of this project which began in 2014. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness, we offer the following comments:

1. The applicant is proposing to replace a retail use in the main building with a brick oven pizza restaurant, adjust the main driveway connection onto Route 77 to create a more standardized access/egress point, and make changes to the parking configurations. In addition, a new drive connection onto Route 77 will be created as a means to separate vehicles associated with the on-site landscape business from vehicular traffic represented by patrons of the restaurant and retail spaces.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. In our opinion, the submitted materials represent a completed package and the remainder of our comments here are to facilitate future reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The designer has requested a waiver of the requirement of a formal stormwater management report with supporting drainage calculations. Various buildings will be removed along with several areas of paved surfaces resulting in a net reduction of impervious surfaces. Since the change of impervious surfaces will be decreased and relatively minor alterations are proposed for the stormwater collection and conveyance system, we support this waiver and encourage the Board to grant it
4. The designer is proposing to replace an existing drainage ditch in the right of way of Route 77 with an enclosed pipe drainage and two catch basin system. We have discussed this proposed

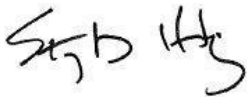
change with the Public Works Director and we are both support this change. The catch basin are proposed to be slightly larger than 24-inch square grates that are typically used in the Town of Cape Elizabeth so it would be beneficial if the grate size was changed to the 24-inch size. Also, there is a fairly significant area of drainage from the site westerly of the proposed stone dust path that would need to flow across the pathway to enter the catch basin. The designer should consider adding a nyoplast or other area drain with associated piping to connect into the Route 77 drainage. This area drain with proper shaping of the grading to flow into it would act to control the on-site runoff and direct it into the new drainage system without impacting the path.

5. The applicants are proposing a 5-foot wide stone dust pathway to be created in the Route 77 right of way. The path is proposed to be constructed on common borrow materials. In our conversations with the Public Works Director, we share a concern with the difficulty of this path to be maintained. The plans should include a note indicating that maintenance of the path is the responsibility of the adjacent landowner.
6. On Sheet 5, a section of silt fence or a mulch berm is proposed in the ditch line up gradient of the new storm drain culvert inlet under the new northerly driveway onto the site. Given the concentrated nature of flow anticipated for the ditch, a stone check dam should be proposed in this location instead and a detail of a stone check dam should be added to the plan set.

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,

Sebago Technics, Inc.



Stephen D. Harding, P.E.
Town Engineer

SDH:llg

cc: Bob Malley, Public Works Director