



August 13, 2015  
15320

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

**SUBJECT: Holt Property Subdivision Amendments**

Dear Maureen:

We have received and reviewed a submission package dated August 3, 2015 for the subject project. The package included a July 31, 2015 cover letter addressed to you and the Planning Board Members from John Mitchell of Mitchell & Associates, along with supporting documentation, an existing and proposed lot layout plan, and amended subdivision plans. Based on our review of submitted material and the project's conformance to the technical requirements of Section 16-2-5, Amendments to Previously Approved Subdivisions Completeness, we offer the following comments:

1. The applicant is proposing to remove Lot 4 from the previously approved Berry Subdivision and merge it with the remaining tract of land owned by William and Mary C. Holt. Mr. Holt is also proposing to merge approximately 3.9 acres of land from his property to the Wasserman lot located within the abutting Broad Cove Subdivision.
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. A surveyor's stamp should be added to the proposed Lot Layout Plan and Amended Subdivision Plans.

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.

A handwritten signature in black ink, appearing to read "Stephen D. Harding".

Stephen D. Harding, P.E.  
Town Engineer

SDH:llg

cc: Caitlyn Abbott, Sebago Technics, Inc.