



February 10, 2016
16049

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

SUBJECT: Verizon Wireless - Water Tank Antennas Site Plan Review

Dear Maureen:

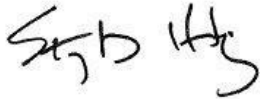
We have received and reviewed a submission package dated January 29, 2016 for the subject project. The package included a January 29, 2016 cover letter addressed to the Planning Board Members from Scott Anderson of Verrill Dana LLP, in Portland, Maine along with supporting documentation and a fifteen page, 11-inch by 17-inch plan set dated January 6, 2016 by Dewberry Engineers, Inc. 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 requesting a Site Plan Review to install antennas on the existing water tank located at 11 Avon Road in Cape Elizabeth, ME. An existing driveway and parking area will provide access to the site. Installation of the antennas' supplemental equipment is anticipated to impact approximately 200 to 300 square feet of ground area for the construction of a fenced-in concrete pad and canopy for Verizon Wireless cabinets and generator equipment.
2. The applicant is requesting a waiver for the submission of soil conditions as reflected by a medium intensity survey required by Section 19-9-4 C (8). Due to the minimal ground alteration associated with the proposed project, we support the applicant's request for the waiver.
3. In response to the Stormwater Management Section of the Town Ordinance, the applicant stated that there will be no significant increase in stormwater runoff or related impacts associated with the installation of the facility. We are in agreement that the 200 to 300 square feet of impact will have an insignificant effect on the existing stormwater runoff conditions.

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 "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:cca/jag

cc: Bob Malley, Public Works Director
Benjamin McDougal, Code Enforcement Officer
Caitlyn Abbott, Sebago Technics, Inc.