



May 10, 2016
16185

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

SUBJECT: Wentworth Lodge Special Event Facility Site Plan Review
The Sprague Corporation

Dear Maureen:

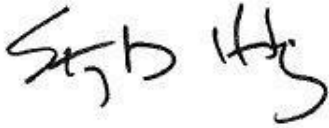
We have received and reviewed a submission package dated April 28, 2016 for the subject project. The package included a April 29, 2016 cover letter addressed to the Planning Board Members from John Greene, The Sprague Corporation along with supporting documentation and an April 18, 2016 project drawing entitled "Special Event Facility Site Plan" dated by BH2M Engineers of Gorham, Maine. 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 provide for a special event facility to be located at 10 Winters Lane in Cape Elizabeth. An existing field will provide for events utilizing a temporary tent, portable restrooms, and a parking area with a capacity of 80 spaces. No impervious surfaces or permanent infrastructure will be constructed to support the event facility. As the proposal features very little in terms of engineering elements, our review comments are limited.
2. We understand that the Planning Board will be conducting a completeness level of review at the upcoming meeting. From an engineering standpoint, we believe that the applicant has provided adequate information to address each submission item.
3. The applicant has provided an April 2016 traffic assessment letter as prepared by BH2M's Andrew Morrill. Based on our understanding of the facility's operation, we believe that this letter is a reasonable assessment of the traffic generation anticipated from the facility's function and agree that a full traffic study will be required

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,

SEBACO 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:llg

cc: Caitlyn Abbott, Sebago Technics, Inc.