

January 11, 2017

Project: 161.06121

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

SUBJECT: Maxwell Woods Condominium Development  
Major Subdivision and Resource Protection Permit Completeness Review

Dear Maureen,

We have received and reviewed a submission package dated December 28, 2016 for the subject project. The package included a December 23, 2016 cover letter addressed to you from Owens McCullough of Sebago Technics, Inc. of South Portland, Maine, with supporting documentation in a Subdivision and Resource Protection Application submission booklet. A 30-drawing set of the project plans dated December 23, 2016 as prepared by Sebago Technics, Inc. was also submitted with the submission package. A property survey and building plans were also provided. Included within the stormwater report were four drawings related to pre- and post-development drainage. We also participated in a January 10, 2017 meeting with the applicant, the project designer and the Town Planner to review various issues associated with the development. Based on our review of submitted material and the project's conformance to the technical requirements of Section 16-2-4 of the Subdivision Regulations and Section 19-8-3 of the Zoning Ordinance, we offer the following comments.

1. The applicant, Maxwell Woods, LLC, is proposing to create a 38 unit multi-plex condominium project and two 4-unit apartment style multi-plex building for a total of 46 units. The development will be accessed off Spurwink Avenue, as an extension of Aster lane that is within the Cottage Brook Subdivision. Aster Lane will be a public road. Off Aster Lane will be Maxwell Woods Road which is a looped road and will be a private road. Utilities are proposed to be underground with public water and sanitary sewer provisions.
2. This review is for completeness. We have reviewed the Subdivision Regulations and Resource Protection submission requirements and it appears that the package addresses most of the submission requirements. The remainder of our comments relate to discussions at the Staff Review meeting and the meeting conducted separately with the applicant. These comments will assist the applicant with future submissions.
3. Aster Lane will be a public road and can be designed at 22 feet wide rather than the current depiction at 24 feet.
4. The seven-foot-wide esplanade can be narrowed to five feet.

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5. The tree spacing and locations along Aster Lane should be re-evaluated to determine if trees can be planted between the guardrail and back of the retaining wall. This area may not have sufficient width to support tree growth.
6. The applicant should review the acceptable tree species list to confirm their schedule meets the Town's requirements.
7. The traffic study should be re-analyzed to correct the actual development use. This project is a Residential Condominium development and not necessarily targeted at the 55-year-old and older markets.
8. The applicant shall provide timing adjustment of the Spurwink/Route 77 traffic light to accommodate the additional traffic being generated. This shall also include an evaluation of accident data.
9. The email or letter from the Portland Water District shall specifically note the number of bedrooms and flow being accepted.
10. The Typical Road Section does not meet Town Standards.
11. The detail for sidewalk construction does not meet Town Standards.
12. There should be an additional fire hydrant located on Aster Lane prior to the access driveway to the two apartment buildings. Actual location shall be coordinated with the fire department.
13. The sight distances should be graphically shown on the plans and note the required distance verses actual distance and any requirements for tree/brush removal and maintenance.
14. Sewer and water stubs shall be provided off Spurwink Avenue for the lot in the north corner of the property.
15. The Cottage Brook Development requires an amendment for the connection of Aster Lane through to Maxwell Woods.
16. The design of the apartment building shall consider internal stairwells.
17. Drainage easement shall be shown for outfalls on abutting property.
18. Any deed restrictions should be noted on the plans.
19. Temporary markers for a site walk need to be shown.
20. A Community Impact Analysis needs to be provided.

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We trust 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,

RANSOM CONSULTING, INC



Stephen J. Bradstreet, P.E  
Principal/Sr. Project Engineer

Cc: Bob Malley, Public Works Director