



April 13, 2017  
17148

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

**Nelson Private Accessway Review**

Dear Maureen:

We have received and reviewed a submission package for the subject project from Don Nelson, applicant/owner for the subject project. The package included a cover letter addressed to the Planning Board with supporting documentation, along with a February 15, 2017 Plan of Private Accessway prepared by Stephen J. Martin, a Professional Land Surveyor of Gorham, Maine. The applicant is proposing to build a new residence at 4 Silva Drive. As the site is a non-conforming lot due to insufficient frontage, the applicant must comply with the Private Accessway Completeness Standards of Section 19-7-9 of the Zoning Ordinance. During our review of the submitted material, the following items were noted:

1. Twenty-foot radii are not shown on the accessway's connection to Silva Drive. As the applicant is proposing to construct only a 50-foot long pavement section for use as a private driveway, the Board may wish consider a waiver of this requirement.
2. A turnaround is required for emergency vehicle access. We defer to the Fire Chief for an opinion as to whether a turnaround is warranted in this situation.
3. The proposed electric utilities should be specified as either overhead or underground. If possible, the applicant should place the underground electric relatively close to the water service so that only one trench would need to be excavated across Silva Drive. This approach would cut down on labor and material costs as well as creating a better condition in Silva Drive. The applicant should refer to the Town Ways Ordinance to ensure proper trench restoration procedures are applied during construction.

We understand that the Board will be conducting a Completeness review of the project at their upcoming meeting. Based on our engineering review of the submitted material and with the installation of a culvert pipe, we believe that the proposed project improvements are in conformance with the technical requirements of Section 19-7-9, Private Accessway for Completeness. Please do not hesitate to contact us should there be any questions of comments regarding our review.

Sincerely,  
Sebago Technics, Inc.

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

Stephen D. Harding, P.E.  
Town Engineer  
SDH:cca

cc: Bob Malley, Public Works Director  
Peter Gleeson, Fire Chief  
Ben McDougal, Code Enforcement Officer  
Caitlyn Abbott, Sebago Technics