



August 9, 2017

17308

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

**Subject: Strout Tower Consolidation Project**

Dear Maureen:

We have received and reviewed a submission package dated July 28, 2017 for the subject project. The package included a July 28, 2017 cover letter from Tower Specialists, Inc. summarizing the submission items along with a 10 (ten) page plan set dated July 28, 2017 completed by Mitchell & Associates. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness, we offer the following comments:

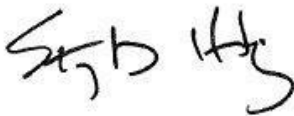
1. The applicant is requesting a Site Plan Review to remove five of the six existing telecommunications towers at 14 Strout Road and to build a new 180-foot tower. The site is currently accessed by an existing gravel surface, Strout Road. The proposed impervious area for the tower base, guy anchors, and support equipment areas is 7,380 square feet, totaling 9,766 square feet for existing and proposed combined impervious areas. As the proposed improvements are below the 10,000 square foot impervious threshold, a Stormwater Management Plan with stormwater calculations is not required.
2. The applicant is requesting the following waivers:
  - a. Boundary Survey: As the applicant has demonstrated that they are more than double the required setback distances in the North and South directions and exceeds the setbacks to the East and West boundaries, we support this request for waiver.
  - b. Location of Buildings: It appears that the applicant has accurately shown the location of buildings on adjacent properties and within the limits of the project site. We defer to the Town Planner and the Planning Board for final decision regarding request for this waiver.
  - c. Traffic Study: As the improvements to the site will not change the current use or traffic patterns, we support this request for waiver.
  - d. Photometric Lighting Study: We defer to the Town Planner and the Planning Board for a decision regarding the request for this waiver.

3. It appears that tree removal will occur in a relatively small area to the east and to the west of the proposed work area. To avoid confusion, the designer should revise the plans to show the remaining tree line on the existing tree layer rather than the proposed tree layer limits. The designer should ensure that the limits of tree removal are minimal while still allowing for new improvements and construction vehicle access.
4. For constructability purposes, additional grading for the proposed Rain Garden is necessary. As the proposed contours are not shown connecting to existing contours, the proposed dimensions of the spillway and the downslope berm limits are unclear.
5. The designer has provided a Typical Road Section (Fill Area) Detail on Sheet 6 of the plan set. While the proposed section of gravel buildup appears to be sufficient, it is unclear as to where the proposed improved road section would be installed on the site. We are also unclear as to whether the road section would be considered a Private Road, Private Accessway, or a Driveway which may affect the proposed width of the road section as being acceptable. We ask that the applicant work with the Planning Board to determine the type of road/way this Typical Road Section would be and then provide the acceptable widths to support that determination.
6. Additional erosion control mix berm should be shown on Sheet 9 to the east of where grading of the roadway/driveway is proposed.

It should be noted that Sebago Technics has previously completed site plan design for existing towers between the years of 1995 and 2001. A boundary survey was also completed on the two adjacent properties to the north in 1998 and 2016. Sebago has reviewed this submission under its ongoing engineering review capacity for the Planning Board. 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.



Stephen D. Harding, P.E.  
Town Engineer

SDH:cca

cc: Robert Metcalf, Mitchell & Associates  
Bob Malley, Public Works Director  
Caitlyn Abbott, Sebago Technics