



September 13, 2017

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

**Subject: Dental Office Site Plan Review**

Dear Maureen:

We have received and reviewed a submission package dated September 2017 for the subject project. The package included an August 31, 2017 cover letter from Michael E. Richman of Custom Concepts Inc. Architecture, a fourteen (14) page plan set dated September 1, 2017 completed by Northeast Civil Solutions and supporting documentation. 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:

**General Comments:**

1. The applicant is requesting a Site Plan Review for a 6,500 square foot commercial building located at 287 Ocean House Road. The existing development consists of 25,254 square feet of impervious area. The applicant is proposing to reduce the impervious cover of the lot by 7,193 square feet with a landscaped area consisting of various plantings and/or loam and seed. A 2-inch domestic water service and 4-inch fire service will be extended to the proposed building from Scott Dyer Road. The site will be serviced by public sewer and underground electric services will be extended to the proposed building from an existing CMP pole along Scott Dyer Road.
2. It will be necessary that additional coordination occur between Northeast Civil Solutions, the Town and Sebago Technics for the sidewalk improvements along Scott Dyer Road. Curbing and sidewalk improvements are currently taking place along Scott Dyer Road per an approved design created by Sebago Technics which has been provided to the designer. The Town is proposing to reconstruct the existing bituminous sidewalk on the easterly side of the site from the southeast corner of the site to the angle point (pinched, 1-inch pipe bent) on the property's easterly sideline which continues to the north in a northwesterly direction. As part of the Town's project, the existing sidewalk will be replaced with a 6-foot wide concrete sidewalk. The Planning Board and the designer should review the limit of sidewalk construction associated with this project to ensure that the necessary improvements are being proposed to complete

the sidewalk work being done on the southerly end of the project alongside Scott Dyer Road and potentially extend northerly along Route 77.

3. For any sidewalk improvements along Scott Dyer, the designer should also consider relocating the existing utility pole to outside the footprint of the walkway. A detail of the concrete sidewalk should be added to the plan set.
4. The Town is also improving the curbing along Scott Dyer Road and the radii of the Route 77 intersection. The Scott Dyer entrance to the site would require the resetting of some of this granite curb and possibly the concrete ramps to accommodate the new wider entrance of the proposed project. In conversations with the Public Works Director and given that the actual construction dates of this project and the Town's project do not align, we believe that this construction should proceed and replace the Town's work as it appears that there is a minimal overlap. The work within the right of way should be reviewed by the Public Works Director and Town Engineer during construction to ensure consistency with the work currently being completed by the Town.
5. The 103-foot contour near the sign at the entrance to the site on Ocean House Road should be pulled around the depression for CB-3 so that the contour is between the 104-foot and 102-foot contours. The designer should also review the proposed grading in this area of the site to confirm all proposed contours are accurately portrayed and connected properly to existing contours.
6. The designer may wish to check the elevations of the proposed storm drain pipes as in some locations it looks to be shallow enough to be within the gravel build-up of the parking lot. The designer should also review the Structure Table on Sheet 6 as it appears that some of the structure references are mislabeled.
7. Drainage patterns will slightly change in the proposed conditions. A portion of the site previously draining toward Scott Dyer Road will enter a proposed catch basin and will be directed to the northerly corner of the parcel to a swale along Ocean House Road. As the applicant is reducing the impervious area by 7,193 square feet, and the flows now directed toward the swale along Ocean House Road appear to be minor or negligible, the proposed improvements do not appear to cause any negative impacts on abutting properties or downstream watercourses.

**Traffic Comments:**

We have completed a review of the traffic assessment study dated September 1, 2017 by William J. Bray, P.E. and the site plan dated September 1, 2017 by Northeast Civil Solutions for the proposed dental office to be located at 287 Ocean House Road (Route 77) in Cape Elizabeth. We offer the following comments:

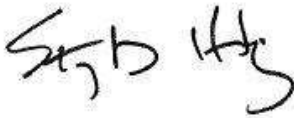
1. The site was formerly home to a Cumberland Farms convenience store and gas station. We are in agreement with the findings of the traffic assessment and do not require a further traffic study. The amount of trips expected to be generated by the development are relatively minimal and are not expected to have a negative impact on the surrounding roadways. The applicant has reviewed crash history for the adjacent roadways and no high crash locations were identified.

2. As a general comment regarding the site plan, the designer should ensure that the placement of the proposed sign at the Route 77 driveway does not interfere with existing vehicle's sight lines.

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

cc: Anthony Panciocco, Northeast Civil Solutions  
Bob Malley, Public Works Director  
Caitlyn Abbott, Sebago Technics