



September 13, 2017
17320

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

Subject: 75 Ocean House Road Improvements

Dear Maureen:

We have received and reviewed a submission package dated September 1, 2017 for the subject project. The package included a September 1, 2017 cover letter from Peter Biegel of Land Design Solutions, a five (5) page plan set dated September 1, 2017 and supporting documentation. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-7-9, Private Road and Private Accessway Completeness, we offer the following comments:

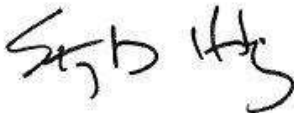
1. The applicant is requesting a review of a proposed private road and private accessway to create frontage for a new lot to be located to the rear of 75 Ocean House Road. The parcel is approximately 2-acres with an existing single family residence. The applicant is proposing to split the 2-acre lot into two lots per the Private Accessway Provision. An existing 35-foot right-of-way exists between the project parcel and the abutting property to the north where an existing shared driveway is located. The right-of-way is owned by the abutter.
2. The applicant is requesting the following waivers:
 - a. For the Private Road requirement of a 50-foot right-of-way and a 22-foot wide road. As we do not typically support these waivers, we defer to the Planning Board for final decision.
 - b. For the Private Accessway requirement of an 18-foot wide paved travel way. In discussions with the Town of Cape Elizabeth Fire Chief at the Staff Review Meeting on September 11, 2017, The Chief stated that an 18-foot width should be continued from the Private Road to the end of the Accessway. As it does not appear that meeting the 18-foot width would cause an adverse effect on the surrounding environment and abutting properties, we would not support the request for a waiver. Recognizing that the Board has routinely approved of such waivers, however, we would again defer to the PB regarding this waiver request.
3. Notes covering the following items should be added to Sheet L-1.
 - a. The Town is not responsible for the maintenance of the private road or private access way.
 - b. The Town cannot consider acceptance of the roadway until such time as the roadway has been upgraded to meet all relevant Town Public Road Standards.
4. A Surveyor's stamp and Professional Engineer's stamp should be added to the necessary plan sheets.

5. We question the proposed location of the utilities proposed to go cross-country as the more common approach of roadway design/construction incorporates the utility trench underneath the roadway pavement and shoulders. Installation of the utilities under the proposed roadway would lessen the disturbance to the site, would maintain the wooded buffer area to the south, and could potentially create a shorter construction schedule as proposed improvements and final stabilization would be primarily limited to the area of the roadway footprint.
6. In our September 13, 2017 discussions with the Public Works Director Robert Malley, it was stated that a wye connection would be required where the force main connects to the existing sewer main in Ocean House Road. The necessary notes and details should be added to the plan set.
7. A Private Road and Private Accessway Build-up Detail has been included on Sheet L-2 of the drawing plan set. The detail meets the requirements for a Private Accessway, however, a Private Road is required to meet the standards for a Local Road as set forth in Chapter 16, Subdivision Regulations. Private Roads must include a 6-inch depth of 703.06(a) Type A base gravel.
8. Additional Roadway Details should be included on Sheet L-2 to show the full width of the proposed roadway travel lane and roadway shoulders.
9. Silt fence or Erosion Control Mix Berm should be shown on the plans downgradient from all proposed work activities.
10. A construction entrance should be shown on the proposed plan and detail sheet.
11. As the proposed flow patterns will generally follow the same path as the existing conditions and are being directed to a wooded area and buffer, we are in agreement with the designer's approach for stormwater drainage.

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: Peter Biegel, Land Design Solutions
Bob Malley, Public Works Director
Caitlyn Abbott, Sebago Technics