



September 13, 2017

17340

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

Subject: Comfy Cape Child Care Expansion

Dear Maureen:

We have received and reviewed a submission package dated August 27, 2017 for the subject project. The package included an August 31, 2017 cover letter from Kimberly Sholl, owner of Comfy Cape Child Care, a Traffic Assessment dated August 31, 2017 and completed by William J. Bray of Traffic Solutions, along with a Proposed Site Improvements Plan dated August 23, 2017 by Gawron Turgeon Architects. 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:

The applicant is requesting a Site Plan Amendment to expand the existing Comfy Cape Day Care from 19 to 40 children. Site improvements include the addition of 4 parking spaces and a fenced in play area. The applicant stated that a shared parking relationship has been established with Cape Memory Care across the street from Comfy Cape Child Care for employee parking. We offer the following comments:

1. The applicant is requesting the following waivers:
 - a. Boundary Survey: The applicant stated that a waiver was granted at the Planning Board Workshop on August 1, 2017. In the Staff Review Meeting on September 11, 2017, The Town Planner stated that waivers cannot be granted at workshops. We support the requested waiver as it appears that limited metes and bounds information has been provided on the plan, and the improvements are relatively small in nature and are well within the property limits.
 - b. Topography: The applicant stated that a waiver was granted at the PB Workshop on August 1, 2017. As waivers are usually granted during Planning Board Meetings rather than workshops, we do not support the request for waiver. The addition of topography would ensure that erosion control measures were placed upgradient from the wetland areas. In the spirit of the Workshop discussion, and given the limited scope of the

proposed work, we suggest that the applicant utilize the Town's GIS data and provide contours from this source.

- c. Stormwater: The applicant stated that a waiver was granted at the PB Workshop on August 1, 2017. We do support this request for waiver as the 1,100 square feet of proposed developed area is very minor.
 - d. Erosion Control: The applicant requests a waiver of this requirement. Thought the project is of small nature, due to the close proximity of the existing RP-1 and RP-2 wetlands and Willow Brook, the applicant should provide erosion control measures downgradient from all proposed work activities. At a minimum, an erosion and sedimentation control of the proposed parking lot expansion should be added to the Plan (L102). Reseeding of disturbed areas should also be noted.
2. A Professional Engineer's stamp should be added to the plan.
 3. A graphic scaled should be added to the plan.
 4. With the addition of parking spaces, and per the Americans with Disabilities Act Standards, it may be necessary that one van accessible parking space be required.
 5. A typical parking lot section detail should be provided for the material build-up of gravels and pavement.
 6. A pavement sawcut and pavement matching detail should be provided with the plan set.
 7. The Planning Board may also wish to require a fence detail so that the final configuration of the fence is apparent.

Traffic Comments:

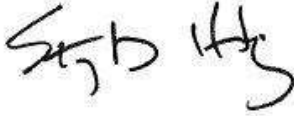
We have completed a review of the traffic assessment study dated August 31, 2017 by William J. Bray, P.E. and the site plan dated August 23, by Gawron Turgeon Architects for the proposed expansion of the Comfy Cape Child Care facility located at 111 Scott Dyer Road in Cape Elizabeth. We offer the following comments:

1. The applicant has submitted traffic counts for the intersection of the existing site driveway and Scott Dyer Road completed on August 8, 2017. With this site being in close proximity to the school campus, it could be recommended to complete traffic counts when school is in session. However, due to the low amount of trip generation associated with the site, we do not believe that further traffic analysis is necessary and/or that a traffic recount would greatly change the observed conditions.
2. The submittal includes two copies of the PM Peak Hour traffic counts (labeled Figure 2), but omits the figure containing the AM Peak Hour Traffic Counts.
3. Specify on the site plan the tree which is to be trimmed as discussed in the sight distance section of the traffic assessment report.

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 "Stephen D. Harding". The signature is written in a cursive, somewhat stylized font.

Stephen D. Harding, P.E.
Town Engineer

SDH:cca

cc: Bob Malley, Public Works Director
Caitlyn Abbott, Sebago Technics