

September 13, 2017

Project: 161.06121

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

SUBJECT: Maxwell Woods Condominium Development
Major Subdivision and Resource Protection Permit
Final Submission Review

Dear Maureen,

We have received and reviewed a submission package dated August 30, 2017 for the subject project. The package included an August 31, 2017 cover letter addressed to you from Owens McCullough of Sebago Technics, Inc. of South Portland, Maine, focusing on new information and discussions since the May 19, 2017 approval of the preliminary submission. This letter did not provide a formal response to each of Ransom's comments in our May 12, 2017 letter. A 41-sheet drawing set of the project plans dated August 31, 2017 as prepared by Sebago Technics, Inc. was also submitted with the submission package. There were updates to any stormwater analyses based on responses to Maine DEP comments. Owens McCullough also forwarded Maine DEP comments via email on September 11, 2017 but no response letter addressing those comments. I spoke with Owens via email and asked for a response letter to enable an efficient review of the project. We also participated in a September 11, 2017 meeting with Town staff. We also received a letter from Owen's McCullough on September 12, 2017 providing responses to Ransom's May 15, 2017 letter and noting that revised plans reflecting those comments are forthcoming. Ransom reviewed the submitted material for the project's conformance to the technical requirements of Section 16-2-4 of the Subdivision Regulations and Section 19-8-3 of the Zoning Ordinance, we offer the following comments based on completeness of the package and addressing Ransom's and Maine DEP comments.

1. The applicant, Maxwell Woods, LLC, is proposing to create a 38-unit multi-plex condominium project and two-4-unit apartment style multi-plex buildings for a total of 46 units. The development will be accessed off Spurwink Avenue, as an extension of Aster Lane that is within the Cottage Brook Subdivision. Aster Lane will be a public road. Off Aster Lane will be Maxwell Woods Road which is a looped road and will be a private road. Utilities are proposed to be underground with public water and sanitary sewer provisions.
2. This review is for compliance with the Town's subdivision and zoning standards. The following comments relate to discussions at the Staff Review meeting and detailed review of the submitted documents as they reflect our previous comments. These comments will assist the applicant with future submissions.

Maureen O'Meara
Town Planner

Sheet 2 of 41

1. The response to noting the wetland areas in previously number note 14 (numbering has changed) still appears not to be provided.
2. The trail crossings are still blocked by guardrail. This applies to sheets 2, 5, 9, 10, 12, 19, 20, 24, and 26.

Sheet 12 of 41

1. A stabilized construction entrance shall be placed in Cottage Brook at the extension of Aster Lane.

Sheet 26 of 41

1. The boulders and size shall be labeled on this plan.

Sheet 29 of 41

1. The typical joint detail still needs to meet Town standards which have specific requirements for milling the existing pavement surface.
2. The truncated dome detail should reflect the Town's standard of cast iron panels.

Sheet 30 of 41

1. The wood guardrail needs a chamfered top.

Sheet 32 of 41

1. The brick channel detail for the connection into the existing Spurwink Road manhole shall show the channel swept within the manhole.

General

1. The applicant shall note that during construction of the project, all construction vehicles shall enter and leave the construction area via Spurwink Road.
2. The applicant shall provide on the plans the "Sewer Extension Standards" directly on the plans.
3. The applicant shall provide draft easement documents for each stormwater conveyance or utility as a separate easement for review.
4. The applicant shall be consistent with the size of the parcel. The cover letter and subdivision plan states 18.19 acres and the stormwater management report states 17.66 acres.

Maureen O'Meara
Town Planner

We trust 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,

RANSOM CONSULTING, INC



Stephen J. Bradstreet, P.E
Principal/Sr. Project Engineer

Cc: Bob Malley, Public Works Director