

August 31, 2017

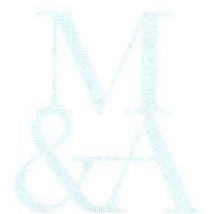
Ms. Maureen O'Meara, Town Planner
and Planning Board Members
Town of Cape Elizabeth
P.O. Box 6260
Cape Elizabeth, Maine 04107

**RE: Bailyn-Morris Property
26 Hannaford Cove Road
RP2 Wetland Permit**

Dear Maureen and Board Members:

On behalf of Ronald Bailyn and Patricia Morris, we are requesting to be placed on the next available planning board workshop meeting to discuss a request for an after the fact RP2 Wetland Permit. The property is located at 26 Hannaford Cove Road, Tax Map U40, Lot 009. The property was developed in 1999 by a prior owner. The RP2 delineation was documented on the original building permit application. However, the prior owner(s) made improvements within the RP2 Wetlands. Improvements included installation of an underdrain to convey runoff flow from an upstream portion of the RP2 Wetland on and off site to create usable lawn area, installed a concrete paver patio and apparently added fill on both sides of the house during construction of the house and garage. The applicant's subsequently removed a portion of the concrete paver patio to install a hot tub. The extent of the patio was also reduced at that time.

Albert Frick Associates prepared the original delineation and has re-delineated the RP2 wetland as shown on the attached Sketch Plan indicating the extent of the wetland prior to construction and the limits of impacted wetland. The total impacted wetland area is 1,557 SF +/- and is limited to the area confined by a fenced in portion of the yard.



Ms. Maureen O'Meara, Town Planner
and Planning Board Members

Page | 2

The underdrain system has failed and created drainage problems including extended periods of saturated soil. The applicants are requesting consideration to maintain the impacted area and to replace the existing failed underdrain to improve the drainage issue. No additional wetland impacts are proposed. Where the underdrain is located in the delineated RP2 Wetland the drain location will be altered to limit impact to the mowed portion as best as possible.

We look forward to meeting with you and the planning board to discuss this request. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Mitchell & Associates

A handwritten signature in black ink, appearing to read "R. Metcalf", is written over a light gray rectangular background.

Robert B. Metcalf, Principal
Maine Licensed Landscape Architect

Enclosure

cc: Ronald Bailyn-Patricia Morris