



November 15, 2017
17472

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

Weare Property at 60 Beach Bluff terrace Private Accessway Permit Review

Dear Maureen:

We have received and reviewed a November 3, 2017 submission package for the subject project. The submission package included a November 3, 2017 letter addressed to you from Dustin Roma of DM Roma Consulting Engineers with supporting documentation and a four (4) drawing set of plans dated November 3, 2017. The applicant is proposing to construct a private accessway to build a new residence on a new lot created by splitting the existing parcel into two lots. Based on our review of the submitted material and the project's conformance to the technical requirements with the Private Accessway Completeness Standards of Section 19-7-9 of the Zoning Ordinance. During our review of the submitted material, we offer the following comments:

1. The applicant is proposing to extend the end of Beach Bluff Terrace to create frontage and to accommodate a new 18-foot access drive to a new lot to be created in the northern portion of the existing parcel which will be split to create two lots.
2. We understand that the Board will conducting a completeness level of review. Several of the following comments are beyond a completeness level and are included here to facilitate future submittals and reviews. It should be noted that additional submitted materials and information may result in further review comments.
3. A turnaround is proposed for emergency vehicle access by extending the access drive to the site beyond the 12-foot wide driveway to serve the residence. The Town standards for a turnaround require a 40-foot by 24-foot turnaround area with a 20 foot radii. The standard turnaround also indicates a 24-foot connecting drive to accomplish the turn so the designer will need to demonstrate that a WB40 vehicle, considered to be the equivalent of the Fire Department's ladder truck, can negotiate this turnaround movement.
4. The Town is also exploring the possibility of creating a standard turnaround at the end of Beach Bluff Terrace within the public right of way. If this option were to materialize, the applicant would need to relinquish additional area within the proximity of Beach Bluff Terrace and construct the turnaround in this location versus the currently proposed on-site turnaround.
5. The plans should indicate that any work done within the Beach Bluff Terrace right of way must meet the Town of Cape Elizabeth standards and a detail of the proposed public roadway build up should be provided on the plans. A detail depicting how the new pavement will be

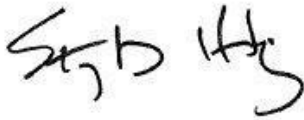
constructed to match the existing pavement should also be added to the plans. The radius of the private accessway onto Beach Bluff Terrace should also be shown to be at 20-feet.

6. The submitted Boundary Survey and partial topographical plan should be stamped by a Maine Licensed Professional Land Surveyor.

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:llg".

Stephen D. Harding, P.E.
Town Engineer

SDH:llg

cc: Bob Malley, Public Works Director
Peter Gleeson, Fire Chief
Caitlyn Abbott, Sebago Technics