



December 13, 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 revised December 1, 2017 submission package for the subject project. The submission package included a December 1, 2017 letter addressed to you from Dustin Roma of DM Roma Consulting Engineers with supporting documentation and a three (3) drawing set of plans dated December 1, 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 standards of Section 19-7-9 of the Zoning Ordinance, we offer the following comments:

1. As stated in our November 15, 2017 letter, the applicant should demonstrate that a WB40 vehicle can negotiate the potential turnaround areas as the Town standard indicates a 24-foot connecting drive versus the proposed 12-foot driveway.
2. A public roadway build up detail has been provided with the plan set. A detail depicting how the new pavement will be constructed to match the existing pavement should still be provided.
3. The current submission did not include a survey plan. The designer should ensure that the Boundary Survey and partial topographical plan is stamped by a Maine Licensed Professional Land Surveyor.
4. It was noted that the septic disposal field is located under the hammerhead turnaround. If the hammerhead at Parcel B is to be constructed, the designer should ensure that the septic field is proposed at an elevation where the required 12-inches of gravelly coarse sand and 18-inches of roadway gravel build-up can be accommodated.

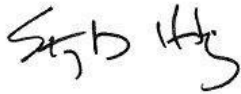
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We trust that these comments will assist the Board during their deliberations on this project. Should there be any questions or comments regarding our review, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Stephen D. Harding".

Stephen D. Harding, P.E.  
Town Engineer

SDH:cca

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