

April 2, 2018

Cape Elizabeth Planning Board
320 Ocean House Rd
P.O. Box 6260
Cape Elizabeth, Maine 04107

Re: Cross Hill Boardwalk RP Permit

Dear Ms. Jordan:

The Town of Cape Elizabeth is requesting a Resource Protection Permit to build up to 2,400 sq. ft. of boardwalk on existing greenbelt trail located east of Tiger Lily Ln in the Cross Hill neighborhood. The existing trail is partially located in RP2 wetland and, with use, the trail has become muddy. Damage to the land adjacent to the trail is expanding as users walk on the dry edge. The boardwalk will be 4' wide, constructed of rot-resistance nature wood, of a distance not to exceed 600 linear feet. The Conservation Committee's experience is that, once the boardwalk is installed, vegetation adjacent to the boardwalk rebounds. The boardwalk will be supported with 4" x 4" posts, allowing water to move underneath the decking of the boardwalk.

Submitted with the application are the following:

1. A site plan as a scale of 1": 300" depicting the location of the trail on town owned land preserved as part of the Cross Hill subdivision. The town requests a waiver from submitted a plan at a scale not to exceed 1":100' so that the plan submitted can show the breath of land owned by the town.
2. The site plan is shown on an aerial photo and includes topography of 2' contours. The Town requests a waiver from providing 1' contours due the nature of the project and cost avoidance.

3. The deed for the open space is attached.
4. The names of abutting property owners are shown on the attached map.
5. The Town is requesting a waiver from providing a written description of the wetland soils and plants. Instead, the town is providing copies of the wetlands information that was submitted and approved by the Planning Board as part of the Cross Hill subdivision. The information demonstrates that Woodlot Alternatives mapped the wetlands as part of the Cross Hill Subdivision (aka Dominicus Crossing). An excerpt from the Cross Hill trail map with mapped wetlands shown in green is provided.
7. Hydrology is not needed as wetland mapping is provided.
8. A waiver is requested as the boardwalk design will allow the water to flow under the deck surface.
9. Waiver from providing a stormwater runoff plan is requested. The total amount of impervious surface is 2,400 sq. ft., less than the 10,000 sq. ft. minimum needed for an engineered stormwater plan under Site Plan review. There will be no measurable change in stormwater, but overall there should be an improvement in stormwater quality as the muddy area is revegetated. Attached is a sketch of the proposed boardwalk design. This is the same boardwalk design that was approved by the Planning Board and constructed in Cottage Brook.
10. No building envelope is required as the boardwalk is a structure, but not a building.
11. The boardwalk will not exceed 2,400 sq. ft. of area. We estimate about 1/2 of that will be located in RP2 wetland.
12. The purpose of the project is to stabilize an existing trail surface and promote restoration of vegetation adjacent to the redefined trail.

The town believes the project meets the Resource Protection standards of review as follows:

1. Each 10' long boardwalk section will be supported with a 4"x4"x4' post horizontal post, allowing for free flow of water under the deck of the boardwalk.

2. The boardwalk design, as described in #1 above, will not impound waters.
3. The maximum surface of 2,400 sq. ft. is not significant enough in size to increase stormwater flows.
4. The boardwalk will allow vegetation adjacent to the trail to recover, enhancing wildlife habitat.
5. The boardwalk is not constructed for support of a structure.
6. The boardwalk as designed, will continue to allow surface water to be absorbed into the ground.
7. No coastal dunes are present on the site.
8. Recovery of the vegetation adjacent to the trail surface will improve the ecological and aesthetic values of the site.
9. No alteration of wetland is proposed except for the trail surface where the boardwalk will be placed.
10. No removal of vegetation is proposed and the boardwalk, once in place, will facilitate recovery of adjacent vegetation.
11. No discharge of wastewater is included in this project.
12. The boardwalk is not located in a floodplain.

The Conservation Committee is coordinating the construction with volunteer students and would appreciate receiving approval as soon as possible.

Sincerely,

Matt Sturgis
Town Manager

cc: Conservation Committee