



September 11, 2018
18397

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

Subject: Haines Property – 28 Woodland Road Private Accessway Review

Dear Maureen:

We have received and reviewed a submission package dated August 31, 2018 for the subject project. The package included an August 31, 2018 cover letter from Robert Metcalf of Mitchell & Associates, a four (4) page plan set with included three (3) plans as prepared by Mitchell & Associates dated August 31, 2018 and a June 18, 2018 Boundary Survey/Site Plan as prepared by Spurwink Surveying. The package also included supporting documentation. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-7-9, Private Road and Private Accessway Completeness, we offer the following comments:

1. The applicant is requesting a review of a proposed private road and private accessway to create frontage for a new lot to be created at 28 Woodland Road. The parcel is within a residential neighborhood and approximately 21,000 square feet in size. The parcel is proposed to be accessed by a 40-foot right-of-way.
2. The applicant has requested a waiver of a Stormwater Management Plan, however, we believe that this waiver request is likely not be necessary as the submission package includes a narrative describing the project's Stormwater Management and the provisions of the Private Accessway review focus on restricting drainage into the public roadway which this project will follow. Further given the relatively small areas of the property (approximately 0.5 acres) and the proposed 2,500 +/- square feet of impervious areas, a formal Stormwater Management Plan with supporting calculations would be compromised due to the limitations of the available software modeling programs.
3. The applicant and designer are proposing to allow the easterly portion of the property to continue to drain northeasterly across the abutting Haines property with frontage on Warren Avenue. The remainder of the developed area is being primarily directed to a rain garden which is a Low Impact Development (LID) method that mitigates stormwater runoff by encouraging infiltration and plant uptake of the surface water. Should the rain garden overtop, flow would be released through a narrow spillway in the rain garden berm which would then flow overland in a southerly direction to a receiving catch basin that is owned and maintained by the Town. This catch basin currently receives runoff from several surrounding residential properties. According to Public Works Director Bob Malley, this catch basin is drained in a northeasterly direction to eventually connect into an enclosed drainage system in Warren Avenue. We believe that the inclusion of the LID rain garden is a reason approach to address stormwater

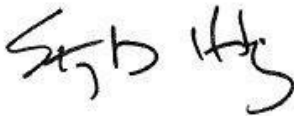
generated from this project's developed areas. We also concur with the designer's contention that there will be a negligible runoff impact associated with the proposed project.

4. A note stating that the "The Town of Cape Elizabeth shall not be responsible for the maintenance, repair, plowing, or similar services for the private accessway shown on this plan" should be added to the Plan of a Private Accessway (Sheet 1).
5. In our September 10, 2018 discussions with the Public Works Director Robert Malley, he noted that the Town should ensure it receives formal easement rights to the sanitary sewer utility in the proposed private accessway area.
6. The residential service connection to the sanitary sewer should be a wye connection where it connects to the existing sewer main. The necessary notes and details should be added to the plan set.
7. A Private Accessway Build-up Detail has been included on the Site Details plan (Sheet 3) of the drawing plan set. The detail meets the requirements for a Private Accessway.
8. The first section of the private accessway is proposed to be paved for a short distance. A dimension should be added on the plans to indicate the length of this paved section from the edge of the Woodland Road pavement.

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.



Stephen D. Harding, P.E.
Town Engineer

SDH:llg

cc: Robert Metcalf, Mitchell & Associates
Bob Malley, Public Works Director