



October 10, 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 October 1, 2018 for the subject project. The package included an October 1, 2018 letter from Robert Metcalf of Mitchell & Associates, a four (4) page plan set which was comprised of plans as prepared by Mitchell & Associates. Sheets 1, 2 and 3 are revision dated September 19, 2018 with Sheet 4 being revision dated September 28, 2018. The plan has been revised to address comments made through the initial Planning Board review process and our September 11th review comment letter. 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:

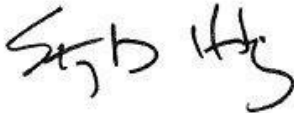
1. The applicant is requesting a review of a proposed private road and private accessway to create frontage for a new lot to be created at 28 Woodland Road. The parcel is within a residential neighborhood and approximately 21,000 square feet in size. The parcel is proposed to be accessed by a 40-foot right-of-way.
2. As outlined in our September 11th letter, we continue to support the proposed Stormwater Management Plan and the inclusion of a rain garden to mitigate runoff for the project.
3. The originally submitted June 18, 2018 Boundary Survey/Site Plan as prepared by Spurrwink Surveying was omitted from this recent submission. In our opinion, the plan should be included in future submittals to formally indicated the project boundaries.
4. We understand that abutters maintain access rights from the private accessway. A note should be added to the plan stating that right and that any future connections to the accessway be made in a manner that shall not impede surface water flow.
5. As a minor comment, the designer should review the revision dates on the drawings as it appears that 2019 was inadvertently stated.
6. We understand that the Town staff is working with the applicant to establish formal easement rights to the sanitary sewer utility in the proposed private accessway area.

7. A detail has been added to the plan indicating a wye connection for the residential service connection to the existing sewer main. A note should be added to the plan that indicates that the final connection method shall be reviewed and approved by the Public Works Director prior to installation.
8. A note should be also be added that the construction of the residential sanitary sewer connection from the new home to the sewer main will need to be coordinated and reviewed during construction by the Sewer Superintendent (i.e., the Public Works Director) or his designee.
9. Notes should also be made to the plan indicating that manholes in the accessway will be raised to future grade in a manner approved by the Public Works Director.
10. 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.

A handwritten signature in black ink, appearing to read "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

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