



November 14, 2018
18454

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

Subject: Appletree School at 44 Two Lights Road
Amended Site Plan, Subdivision, and Resource Protection Permit Review

Dear Maureen:

We have received and reviewed a submission package dated November 2, 2018 for the subject project. The package included a November 2, 2018 cover letter from John Mitchell of Mitchell & Associates, a four (4) drawing plan set as prepared by Mitchell & Associates revision dated November 2, 2018 and supporting documentation. The revisions to the plans and the additional documentation have addressed the review comments presented in our October 10th review comment letter. Based on our review of the recently submitted material and the project's conformance to the technical requirements of Section 19-9 Site Plan, Section 19-8-3, Resource Protection Permit, and Section 16-2-5 Amendments to previous subdivisions; we offer the following comments:

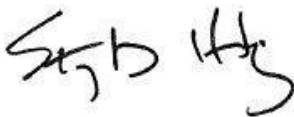
1. The applicant is requesting approval of a proposed 227 square foot building expansion to create a new toilet room and office space as well as a proposed parking area expansion which will result in a net increase of 2,739 square feet of impervious area. The expansion is to accommodate an increase in students from the current level of 20 to a new total of 40 students. The parcel is within Residential District RA and is approximately 2.4 acres in size.
2. The applicant has submitted a revised Stormwater Management narrative exhibit which outlines the minimal nature of the proposed improvements and the inclusion of a rain garden to mitigate the effect of the net additional impervious surface area. Given the relatively small area of the property which has been developed and the proposed 2,739 +/- square feet of additional impervious surface areas, a formal Stormwater Management Plan analysis with supporting calculations would be compromised due to the limitations of the available software modeling programs. The recently submitted Stormwater Management narrative included a conclusion that the proposed project would result in a very minor impact to the overall drainage of the site. We concur with that conclusion and concur that the actual impact of the new developed areas will have an insignificant effect on the site's stormwater characteristics and to receiving areas.
3. In response to a concern that we raised regarding the runoff from the bulk of the paved area being directed to the front of the existing proposed classroom and building expansion area which may cause flooding problems with the building, the applicant has stated that an existing stone trench collects the surface water and effectively conveys it away from the building. The applicant will need to monitor this situation after construction to ensure that the changes to the site do not adversely affect this drainage condition.

4. Proposed sanitary sewer pipe elevations, slope, length, size, and material have been added to the plan to describe the new pipe connection from the building expansion to the pump station. As a very minor point, the pipe invert exiting the building should be referenced as "invert" or "invert out" versus the current "invert in" label.
5. The applicant is acquiring land from the abutter to the north so that an expanded parking area with suitable access drives can be constructed. The new pavement edge will be placed one-foot from the new property line and siltation fence is shown to be temporarily added onto the abutting property during construction. The applicant has provided an October 11, 2108 email from abutters Anton and Judy Warde acknowledging their understanding of the situation and granting permission to access and utilize the strip of land alongside the new property line temporarily during construction.
6. In response to a previous comment, the designer has explained that the brick paving sidewalk detail included on Sheet 4 is intended to facilitate any repairs that may be required to the existing brick sidewalks which are now called out on the plan. As a very minor point, the designer should add a note to the sidewalk detail which explains that the detail is provided to relate to any necessary repair work to existing walks and that no new walks are being proposed as part of the current plan.
7. In response to another comment raised earlier as to the need for a statement regarding the capacity of the Two Lights Road to handle the traffic needs of the proposed project, the submitted documentation included an October 26, 2018 email prepared by Transportation Engineer Randy Dunton which provided an opinion that Two Lights Road has ample capacity to meet the project demands. We concur with that assessment.

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:sdh

cc: John Mitchell, Mitchell & Associates