



March 11, 2019  
19038

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

Subject: 51 Ocean House Road Improvements

Dear Maureen:

We have received and reviewed a submission package dated February 22, 2019 for the subject project. The package included a February 22, 2019 cover letter from Jay Cox of Maxwell Cove, LLC, supporting documentation, and a six (6) page drawing set including a January 2019 Boundary & Topographic Survey by Statewide Surveys, Inc. of Cape Elizabeth, Maine and five February 2019 plans as prepared by Land Design Solutions of Cumberland, Maine. 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:

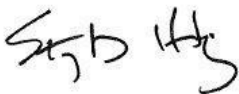
1. The subject property is just over one-acre upon which a single-family home and garage were once located prior to a fire which destroyed the home. The applicant is proposing to create two lots on the property to replace the former home and create a new residential lot further to the southwest away from Ocean House Road. A proposed road connected to Ocean House Road will provide access to the new homes. The first 75-foot section of the road is proposed to be a private road which will serve two lots. The roadway section will transition into the remaining 132-foot section of the road which is proposed to meet the private accessway standards to only serve the back lot farthest away from Ocean House Road. An emergency vehicle turnaround will be constructed at the end of the new road.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. In our opinion, the submitted materials represent a completed package and the remainder of our comments here are provided to facilitate future reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The applicant is requesting the waivers of the Private Road requirement of a 50-foot right-of-way to a 35-foot right of way and the requirement for a 22-foot wide road to an 18-foot wide road. No waivers are being sought for the private accessway portion of the roadway. Historically, we typically have not supported such waivers in past projects, however, we do understand that the Planning Board does have the right to grant these waivers so we defer to the Planning Board for a final decision on these waivers.

4. In conversations with the designer, we have discussed methods to dissipate the flow energy of the outflow from the roadway culvert beyond the proposed rip rap apron. Rather than to install a rip rap lined level spreader which would be beyond the project needs and not in keeping with the residential setting, the designer discussed additional grading to widen the flow path of the outflow and protection of the ground surface with an erosion control blanket which would stabilize the outlet area until vegetation growth permanently stabilizes the flow path. These measures will act to attenuate the runoff velocity flowing into the receiving wetland area.
5. The applicant has noted that the potential for vernal pools will be investigated in the upcoming mapping season. It is noted in the application that the Maine Department of Environmental (DEP) significant vernal pool regulations will likely not be applicable to this project. It should be noted that the U.S. Army Corps of Engineers also regulate vernal pools based on their federal criteria. As this project does not propose to impact any wetlands, however, the U.S. Army Corps of Engineers does not have any adjacency jurisdiction over any vernal pools that may be found on the site.
6. As the project will add a home to the public sanitary sewer system, a letter of sewer capacity is required from the Town Engineer. A March 11, 2019 letter of sewer capacity is attached to this letter.
7. The proposed plan indicates several new granite monuments to be installed at angle points along the road right-of-way. The Ordinance allows for the Public Works Director to reduce the number of granite monuments to instead have iron pins installed. We encourage the applicant to review the number of proposed monuments with the Public Works Director, Bob Malley, to arrive at a reasonable quantity of granite monuments.

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  
Enclosure

cc: Jay Cox of Maxwell Cove, LLC  
Peter Biegel, Land Design Solutions  
Bob Malley, Public Works Director



March 11, 2019  
19038

Jay Cox  
Maxwell Cove, LLC  
1148 Sawyer Road  
Cape Elizabeth, Maine 04107

Subject: 51 Ocean House Road Improvements Project - Sanitary Sewer Capacity

Dear Jay:

We have received and reviewed a submission package dated February 22, 2019 for the subject project which details the creation of two residential lots. One of the new homes will replace a residence that was destroyed by a fire in 2018. As this lot was already connected to the public sanitary collection system, no net increase in sanitary sewer flow is anticipated.

The second home will be a new source of sanitary sewer flow into the public system. Using the Maine Subsurface Wastewater Disposal Rules rate of 90 gallons per day (gpd) for each bedroom, an assumed 4-bedroom home would generate an estimated flow rate of 360 gpd.

The Portland Water District (PWD) operates the Town's pump stations and wastewater treatment plant. In our recent conversations with the PWD's Wastewater Director Scott Firmin and Public Works Director Bob Malley regarding the sanitary sewer capacity of other projects, it is clear that the Town's collection and treatment system has ample capacity to collect and treat the additional estimated 360 gpd generated from your proposed project.

Should there be any questions or comments regarding our review of the sanitary sewer system ability to serve this project, 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:sdh

cc: Maureen O'Meara, Town Planner  
Peter Biegel, Land Design Solutions  
Bob Malley, Public Works Director