



April 10, 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 March 29, 2019 for the subject project. The package included a March 29, 2019 cover letter from Jay Cox of Maxwell Cove, LLC, supporting documentation, and three March 29, 2019 revised drawings entitled Cover Sheet, Plan of Caydens Way, and Site Plan as prepared by Land Design Solutions of Cumberland, Maine. Many of the revisions have addressed our previous review comments. 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, we offer the following comments:

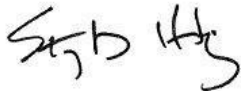
1. The subject property is just over one-acre upon which a single-family home and garage were once located prior to a fire which destroyed the home. The applicant is proposing to create two lots on the property to replace the former home and create a new residential lot further to the southwest away 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. 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. As noted in our previous review comment letter, we historically 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.
3. The applicant has provided an option to implement a gravity sewer to the southern corner of the site to connect to municipal sanitary sewer line located just off the property. This alternative gives the future homeowner of Lot 2 the option of installing a gravity sewer in lieu of a pump station with a force main connection to the public sanitary sewer located in Ocean House Road.

4. In order to connect to the municipal sewer under the gravity connection option, the new house service would need to temporarily impact less than 500 square feet (an impact area of 350 square feet has been calculated) of a RP-2 Wetland. The applicant has submitted information to support a Resource Protection Permit be granted from the Planning Board. The applicant is requesting waivers from the Planning Board of the Resource Protection Permit requirements for a high intensity soil survey and a formal stormwater management plan. Given the limited scope of the wetland impact and its temporary nature, we support both of these requested waivers.
5. As this sewer installation could potentially occur in a wetland area, dewatering notes and details should be added to the construction details plan.
6. Utility Note #5 on the Site Plan indicates that the force main connection to the public sewer would need to be coordinated with the Public Works Department. This note should be revised to note that either the gravity or the force main connection to the public sewer would need to be coordinated with the Public Works Department as Public Works would oversee the connections being made under either option. The Public Works Director should also be consulted on the type of connection to the public sanitary sewer that should be used if the gravity option is selected.
7. The limited wetland impact appears to be exempt from the Maine Department of Environmental Natural Resource Protection Act (NRPA) permitting. It should be noted that the U.S. Army Corps of Engineers also regulates wetlands. The applicant should contact the Army Corps of Engineers for guidance with any permitting or notifications that should be provided should the gravity sewer option be pursued.
8. As a minor point, the reference to Note #11 on the Plan of Caydens Way drawing should be changed to Survey Note #11 as there are two, Note #11s on this plan.
9. As another minor point, the label "Caydens Way" should be added to the roadway shown on the plans.
10. Following up on previous conversations, the designer has provided measures to dissipate the flow energy of the outflow from the roadway culvert beyond the proposed rip rap apron. The design now includes a wider flow path opening for stormwater and protection of that ground surface area with an erosion control blanket which will act to stabilize the outlet area until vegetation growth permanently stabilizes the flow path. These measures will attenuate the runoff velocity and potential for erosion by stormwater flowing into the receiving wetland area.
11. The proposed plan indicates several new granite monuments to be installed at angle points along the road right-of-way. As noted in our previous letter, 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.

A handwritten signature in black ink, appearing to read "Stephen D. Harding".

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