



TOWN OF CAPE ELIZABETH

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MATTHEW E. STURGIS
Town Manager

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May 7, 2019

John D. Mitchell
Mitchell & Associates
70 Center Street
Portland, Maine 04101

RE: Ocean House Common

Dear John:

Ocean House Common, a village green development with a multi-use building located at 326 Ocean House Rd, is currently under review by the Planning Board.

This is an exciting project as it implements a town goal of creating a village green in the Cape Elizabeth Town Center. A village green has been a goal of the 1993 and 2014 Town Center Plans. As you know, the 2014 Town Center Plan included a concept plan that is the basis for the current Ocean House Common project, and the Town Council adopted zoning amendments in 2015 to facilitate the village green concept.

The Town Center has also been the subject of two stormwater plans, in 1995 and 2015. Both plans anticipate the Town Center evolving into a compact, pedestrian-friendly commercial area. Stormwater in the Town Center is primarily intended to be captured in stormwater infrastructure located in town streets and municipal property. While your initial plan called for creating stormwater detention onsite, town staff have recommended that conveying stormwater into municipal infrastructure is more consistent with the town center stormwater plan and also more compatible with the ultimate use of the limited land in the town center.

For these reasons, the Town of Cape Elizabeth will accept into its stormwater system, via connection to existing stormwater infrastructure in Ocean House Rd,

up to 3.1 cfs (based on a 25 year storm event) of stormwater estimated from phase 1 (See Town Engineer's assessment as part of Planning Board review).

The Town Engineer is conducting a capacity analysis of the town system, which should be completed by the end of September, 2019. The Town will be responsible for any upgrades to existing stormwater infrastructure on town property. After the capacity analysis is complete, the town will consider accepting anticipated stormwater from the remaining phases of the Ocean House Common project.

Additionally, the Town understands that there will be some changes with parking due to the connection of the driveways as proposed in the plan. We will remain actively engaged with the applicant during this process and partnering in some fashion on improvements.

I look forward to working with you as your project, and the long awaited creation of a village green, progresses.

Sincerely,



Matthew E. Sturgis
Town Manager
Town of Cape Elizabeth