



September 9, 2019  
17288-01

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

Subject: Pond Cove School Shed – Amended Site Plan Review

Dear Maureen:

We have received and reviewed a submission package dated August 30, 2019 for the subject project which included an undated cover letter from Sashie Miner, a Maine Licensed Landscape Architect, working on behalf of the Town of Cape Elizabeth School Department. The package also included an application with supporting documentation and a three-drawing plan set most recently dated August 30, 2019. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9 Site Plan Completeness; we offer the following comments:

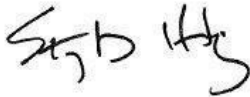
1. The applicant is proposing to add an 84 square foot shed to the existing playground area located at the Pond Cove School. The shed will be seven-feet in height will not have any utilities serving it. No excavation is proposed for the installation of the shed.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. Many of our following comments should be considered beyond the completeness level and have been provided here to facilitate future submissions and reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The Existing Conditions Plan is based on an April 2, 2004 design plan prepared by Pinkham and Greer that depicts grading and drainage improvements alongside a building addition that was constructed at that time. Our Amended Site Plan review encompassed on the scope of the proposed shed and did not include any of the proposed work from 2004.
4. In 2017, Sebago Technics did prepare an existing conditions survey of this area for the School Department. Note #9 on Sheet 2 states that the location of the existing gazebo was taken from the Sebago survey plan. Sebago Technics has not participated in any of the planning or design work associated with the proposed shed and Sebago is currently reviewing this submission under its ongoing engineering review capacity for the Planning Board.

5. Given the limited size of the new shed and the pervious surfaces around the location of the proposed shed, we concur with the designer that the new shed will have a negligible effect on the stormwater characteristics of the school property and its receiving areas and drainage system.
6. The discussion in the application indicates that the new shed will be placed on the surface of the ground without any disturbance. The photos in the submission package, however, appear to show a crushed stone surface under the shed that is elevated by blocks from the ground surface. The applicant should follow the manufacturer's recommendation for the installation of the shed as elevating the structure may prevent premature damage to the base of the new shed. Regardless of the installation treatment for the new shed, the stormwater effect will remain negligible due to its very small footprint.

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: Sashie Misner, ME Licensed Landscape Architect  
Perry Schwartz, Cape Elizabeth Schools Facilities Director