



October 8, 2019
16211-01

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

Subject: Cunner Lane Private Road Review

Dear Maureen:

We have received and reviewed a submission package dated September 25, 2019 for the subject project. The package included a September 25, 2019 cover letter addressed to you and the Planning Board Members from Robert Metcalf of Mitchell & Associates along with supporting information. Also included in this package was a revised three-drawing set of the project plans (Sheets 1, 2, and 3) dated September 24, 2019 as prepared by Mitchell & Associates and a new September 19, 2019 plan entitled "Lot Coverage Plan" as prepared by the survey firm of Owen Haskell, Inc. The revisions to the plans have addressed our previous technical comments. Based on our review of submitted material and the project's conformance to the technical requirements of Section 19-7-9, private road review, and technical applicable standards, and we offer the following comments:

1. The applicant is proposing to convert a previously approved private accessway connection at the end of Cunner Lane roadway to a private road utilizing a portion of the existing concrete paver surfaced roadway that serves residential homes. This roadway appears to have a consistent paver surfaced width of 10-feet with 2-foot grass covered gravel shoulders within a right of way width of approximately 77.6 feet. This project also includes the installation of underground water storage tanks and a dry hydrant for fire protection purposes. A grass covered 10-foot wide gravel shoulder is proposed alongside the roadway to provide the Fire Department access to the dry hydrant.
2. As noted in our September 11, 2019 review comment letter, the applicant is requesting a waiver from the road width requirement of 22-feet to the existing 10-foot wide paver surface with 2-foot wide grass covered, gravel shoulders on each side. Private road width reduction requests have been approved in the past and while we respect the 22-foot width standard, we understand that there are many instances where the standard should be reduced and defer to the Planning Board, as the decision-making body, to assess the merits of each road width reduction request on a case-by-case basis.
3. As noted in our September 11, 2019 review comment letter, the applicant has also requested a waiver of the roadway standard that the road shall be centered in the right of way. Given the

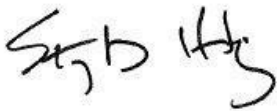
constructed location of the existing roadway within the property and that the area of the proposed right of way will encompass the underground water storage tanks and the dry hydrant, this waiver appears reasonable to grant.

4. The applicant has also requested a waiver of the roadway standard that requires that an enclosed drainage system to be provided. As the existing condition of the roadway drainage appears to be adequate and is not being proposed to be altered, we support this waiver request from an engineering standpoint.
5. As noted in our September 11, 2019 review comment letter, we agree with the applicant's assertion that the proposed improvements will create a negligible impact to the road's stormwater runoff characteristics and receiving areas. We also note that given that new impervious surface areas do not exceed 10,000 square feet, the project does not require a formal stormwater analysis report with supporting calculations.
6. We understand that the Fire Chief has provided the Planning Board with September 10, 2019 email which includes his assessment as to the existing turnaround's ability to meet Town's emergency accessibility needs within the turnaround's current configuration so that no physical changes are required to the turnaround. We also understand that the Fire Chief has also been consulted as to the appropriateness of the proposed gravel shoulder's dimensions in meeting the Fire Department's access needs to the new dry hydrant.
7. The submission also indicates that the applicant will coordinate with the Public Works Director to determine whether any new monumentation is necessary to depict location of the end of the private way and emergency access easement.

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: Bob Malley, Cape Elizabeth Public Works Director
Peter Gleason, Cape Elizabeth Fire Chief
Robert Metcalf, Mitchell & Associates