



December 10, 2019
19610

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

Subject: 1234 Shore Road – Amended Subdivision and Amended Site Plan Review

Dear Maureen:

We have received and reviewed a December 3, 2019 submission package for the subject project which included a December 3, 2019 cover letter from William Fletcher of the law firm of Fletcher, Selser & Devine. The package also included supporting documentation and a December 3, 2019 Amended Site Plan and Subdivision Plan as prepared by Owen Haskell, Inc. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 16 Subdivision Ordinance and Section 19-9 Site Plan Review; we offer the following comments:

1. The applicant is proposing to purchase the property and is interested in clarifying with the Planning Board the future uses that will be allowed in the existing building. The existing building facility is in an approved subdivision and has an approved Site Plan.
2. The applicant is not proposing to make any physical changes to the existing site which has been vacant for several years. Therefore, we do not believe that there are any engineering issues to comment upon and have no concerns related to this application.

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 "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

cc: William Fletcher, Esq. - Fletcher, Selser & Devine