

May 30, 2008
06326

Michael McGovern, Town Manager
Town of Cape Elizabeth
320 Ocean House Road
P. O. Box 6260
Cape Elizabeth, ME 04107

Eastman Meadows Condominium, Wyley Enterprises, LLC
Request for Sewer Service Area Extension and
Conditional Municipal Acceptance of Open Space

Dear Mr. McGovern:

On behalf of Wyley Enterprises, LLC, we are submitting this request for a sewer service area extension for the proposed Eastman Meadows Condominium project to be located off Eastman Road in a Town-classified growth area. In addition, the applicant would like to seek conditional municipal approval for Town acceptance of open space. The Eastman Meadows Condominium will consist of 46 condominium units plus retention of an existing farm house to remain as a separate lot. The project is currently being reviewed through the Town Planning Board process and has received preliminary plan approval.

Sewer Service Area Extension:

The project will require the extension of public sewer from an existing gravity manhole on Eastman Road to the project site. The new sanitary force main will convey wastewater from the project site approximately 2,300 feet to the existing gravity service near Spurwink Avenue on Eastman Road. As part of the sewer extension, the developer, in coordination with the Town, will install service stubs (force main) to abutting properties during the installation process. We understand the Town will contribute a fixed amount from the sewer fund for the service installations to abutting properties. The pump station to be installed at the project site will remain private and be maintained as part of the Condominium Association.

Open Space – Conditional Municipal Approval:

The project is located in the RB zone which requires projects to include open space. Eastman Meadows will include two primary areas of open space. The first is approximately 16.53 acres of dedicated open space that will remain part of the condominium association in perpetuity. The second is 9.96 acres of open space that is being offered to the Town of Cape Elizabeth for acceptance. Both areas are shown on the attached plan. The additional land to be offered to the town will provide an excellent opportunity to build upon the extensive Town open space that abuts this project, expanding upon the Town's trail network and passive recreational

opportunities. Two pedestrian easements dedicated to the Town will also be provided from Eastman Road to the Town's open space.

On behalf of Wyley Enterprises, LLC, we look forward to working with the Town to service this project and expand upon Town owned open space. If you have any questions or require additional information, please feel free to contact Joel FitzPatrick of Wyley Associates (☎ 767-2104) or myself.

Sincerely,



SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.
Sr. Project Manager

OAM:oam/dlf/kn

Enc.

cc:  Joel FitzPatrick, Wyley Enterprises, LLC
 Maureen O'Meara, Town Planner