



May 26, 2017
15071-01

Mr. Matthew E. Sturgis, Town Manager
Town of Cape Elizabeth
320 Ocean House Road
P. O. Box 6260
Cape Elizabeth, ME 04107

Maxwell Woods Multi-plex, Maxwell Woods, LLC
Request for Conditional Municipal Acceptance of Open Space and Town Roadway

Dear Mr. Sturgis:

On behalf of Maxwell Woods, LLC, we are submitting this request for conditional municipal approval for a proposed roadway extension and open space as part of the Maxwell Woods Multi-plex project proposed by Joel Fitzpatrick doing business as Maxwell Woods, LLC. The project is currently being reviewed through the Town Planning Board process and has received preliminary plan approval.

Aster Lane Road Extension – Conditional Municipal Approval:

The project will include a new connector road from the end of Aster Lane at Cottage Brook to Spurwink Avenue. This roadway is intended to become a public road accepted by the Town and has been designed to include a 50-foot right-of-way and paved width of 22 feet, an esplanade and sidewalk on one side of the road, public underground utilities, stormwater management features and street trees.

The Aster Lane connection (860 linear feet) extends from Spurwink Avenue to the adjacent Spurwink Woods project and will improve area traffic flow within the Spurwink Woods subdivision. The new connection will provide a second means of access for emergency vehicles and will be an overall benefit for interconnectivity of neighborhoods.

Open Space – Conditional Municipal Approval:

The project is located in the RC zone which requires projects to include open space. Maxwell Woods will include three open space areas as follows:

1. The first open space area is 1.52 acres in size and abuts town owned space that was set aside as part of the Spurwink Woods project. The applicant is proposing this open space area be conveyed to the Town of Cape Elizabeth.
2. The second area of open space is 4.88 acres dedicated open space that will remain part of the condominium association in perpetuity with a public easement for a new trail.
3. The Third open space area is 2.07 and will be retained in ownership by William and Lois Bamford (co-applicants of the project) for the purpose of creating Agricultural Conservation Open Space

which is identified as a priority in the Town Land Use Code (Sec 19-17-2 (D)(C) "Preservation Priorities."

The proposed open space will total 8.47 acres (46%) of the 18.19 acre project and is consistent with the Town Comprehensive Plan policies to preserve open space and rural character. The open space is also in conformance with the open space design criteria of the Land Use Ordinance.

Closure:

On behalf of Maxwell Woods, LLC, we look forward to working with the Town to accept the Aster Lane Roadway extension and expand upon Town open space. If you have any questions or require additional information, please feel free to contact Joel Fitzpatrick of Maxwell Woods, LLC (☎ 767-2104) or myself.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E.
Project Manager

OAM: oam
Enc.

cc: Joel Fitzpatrick, Maxwell Woods, LLC

