



July 27, 2020

TO: Town of Cape Elizabeth Planning Board

CC: Maureen O'Meara, Cape Elizabeth Town Planner

RE: Application for Pollack Brook Preserve Trails Resource Protection Permit

Submitted by Philip Mathieu, Stewardship Coordinator, Cape Elizabeth Land Trust

Dear Planning Board Members,

Please find attached materials regarding the Cape Elizabeth Land Trust (CELT) application for a Resource Protection Permit for trail improvement projects at Pollack Brook Preserve, our recently-expanded property on Spurwink Avenue opposite Town Farm and adjacent to the Gull Crest Fields.

This project can be divided into three separate components:

- I. Replacement of the existing 30-foot pedestrian bridge over Pollack Creek to safely accommodate pedestrian and mountain bike use in RP2 wetlands
- II. Construction of new boardwalks totaling 30 linear feet at three locations in RP2 wetlands
- III. Construction of new boardwalks totaling 100 linear feet at eight locations in uplands, not subject to Planning Board approval but included for informational purposes

The zoning districts have been identified using town GIS data combined with a field-verified wetland boundary provided by FB Environmental as part of a 2019 management plan developed for the property (see Attachment A). This permit would allow us to act upon several recommendations from that report.

Maine Department of Environmental Protection permits will be applied for as needed and work will not commence until required permits are granted.

The following list of application components are provided as reference to the attached documents.

1. Detailed Site Plan: A map of the entire project is provided as Attachment B – Site Plan. This map depicts the wetland, topo, trails, and boardwalk locations at 1 inch = 100 feet scale.
2. Topographic Map: Included as part of Attachment B – Site Plan. We are planning to ask for a waiver so that 2' intervals for the topo map be accepted instead of 1' intervals.
3. Written Description of Parcel and Wetlands: Provided as Attachment C – Property Description.
4. Property Location and Abutting property owner map: Provided as Attachment D – Abutting Properties
5. Description of Vegetative Cover: Included in Attachment A – FB Environmental (Map 9 and pg. 5-9). The Wetland Upland Edge is also shown in Attachment B – Site Plan.
6. Description of Soils: Included in Attachment A – FB Environmental (Map 4 and pg. 4-5)
7. Site-Specific Hydrology: N/A
8. Location and Flow of All Watercourses: Provided within Attachment B – Site Plan.

9. Stormwater Runoff Plan: As our proposed scope of activity of adding boardwalks and bridging does not add a significant amount of impervious surface or entail creation of additional runoff, or altered topography leading to additional runoff, we plan to request a waiver from this requirement.
10. Delineation of Building Envelope:
  - I. Bridge: The final area and area of impact will depend on the final design selection:
    - a) Our preferred option, pending DEP approval, is a metal-framed boardwalk similar to other trails in Robinson Woods and Great Pond Preserve. This design minimizes total area of impact, but would require placement of footings within the stream banks. The building envelope would be approximately 10 ft x 40 ft to allow for some flexibility in final positioning.
    - b) If DEP is resistant to the placement of footings in the watercourse, a second design would consist of two spans (approx. 20 ft and 15 ft). These would be built from wood using National Park Service-style designs. This would likely require a wider envelope of similar length.
  - II. Boardwalks in RP2 Wetlands: 160 sq. ft at three locations (4 ft wide by varying length)
  - III. Boardwalks in Uplands: 490 sq. ft at eight locations (4 ft wide by varying length)
11. Draining, Filling, etc.: None proposed for boardwalks. Details for bridge will be included with the final application, pending design selection.
12. Purpose and Justification: The location of these boardwalks is determined by the existing trail networks. Alternative bridge locations both upstream and downstream of the current site were also considered; however, no site was identified that would provide a meaningful reduction wetland impact without introducing additional concerns, such as proximity to the RP1 zone, additional filling and vegetation removal, or proximity to the property line.
13. Mitigation Measures: Construction will aim to minimize the total area impacted by utilizing existing trail areas and permitting water flow beneath all structures. No additional mitigation is proposed.