



September 8, 2020  
20414

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

**RE: 498 Spurwink Ave Resource Protection Permit Review**

Dear Maureen:

We have received and reviewed a submission package for the subject project from the Cape Elizabeth Land Trust (CELT). The package included an August 28, 2020 memorandum from the CELT Education and Stewardship Coordinator, Phillip Mathieu, addressed to the Planning Board Members with supporting documentation including an August 29, 2019 Pollack Brook Preserve Natural Resources Inventory and Management Plan prepared by FB Environmental of Portland, Maine and an August 28, 2020 CELT Attachment B - Site Plan. The applicant is proposing to install bridges and boardwalks for existing trail crossings at the Pollack Brook Preserve property at 498 Spurwink Avenue and is applying for a Resource Protection Permit per Section 19-8-3. During our review of the submitted material, the following items were noted:

1. The applicant notes in the documentation that the wetland boundaries were field-delineated by FB Environmental during the preparation of their 2019 report. The FB Environmental report qualifies their field work in the Delineation of Hydrologic Features section on Page 3 of the report by stating *"A formal wetland and stream delineation was not conducted within the project area. As such, wetland boundaries depicted on the maps within this report are approximate"*. While this general level of wetland mapping may be sufficient for the purposes of this application given the scope of the proposed improvements, the Planning Board should review this issue with the applicant to ensure that the wetland mapping procedures used are adequate.
2. The applicant has presented the impacts of the bridges and boardwalks in linear feet of bridge or boardwalk and total area of each impact within a table on the Site Plan. The applicant should confirm that the area noted is in square footage of the impacts, provide a width of each item to be constructed, and provide a cumulative impact area of the overall project.

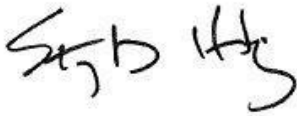
3. The Site Plan does not clearly indicate whether the trails depicted are existing or proposed. The lengths of the proposed boardwalks do not align with the wetland areas shown and many of the boardwalks are indicated to be placed in upland areas. Other trails appear to go through wider sections of wetlands rather than to cross in narrower sections that would minimize the impact to the wetlands and provide for a more stable path. The Planning Board should review the trail network strategy with the applicant to ensure that the trails are well-planned and that the locations of the proposed boardwalks and bridges are consistent with the site's wetland communities.
4. The submitted memorandum references the use of the Conservation Commission's adopted standard boardwalk design and a two-span wooden bridge design based on the National Park Service standard design, however, no details of these items were provided in the application package. As these design standards change over time and may not be universally suitable for all of these project installations, the applicant should provide details to convey the design intent.
5. The Site Plan includes a brief description and a location dot for each boardwalk and bridge on the 1-inch = 100-foot Site Plan. The application should include an expanded view of each boardwalk and bridge installation to clearly depict the proposed construction and its limits/impacts.
6. The applicant is requesting a waiver of the 1-foot topographic contour interval within the wetland areas so that the 2-foot mapping interval can be used. Given the scope of the proposed work, we would support the waiver if the construction of each boardwalk and bridge crossing can be clearly articulated based on the 2-foot contour interval mapping.
7. The applicant is requesting a waiver for the submission of a stormwater runoff plan. As the proposed boardwalks and bridges create a limited impact and will allow for water the flow underneath the structures such that the overall site stormwater runoff patterns will remain relatively unaltered, we support this waiver request.
8. The submitted report documents soil conditions that do not appear to represent being a high-intensity soil mapping effort. Given the scope of the proposed improvements, we would support a waiver of the high-intensity soil mapping if the applicant were to request such a waiver.
9. There are indications within the application narrative that the applicant is discussing the level of Maine Department of Environmental Protection (DEP) permitting review for the proposed wetland impacts which appears to still need to be determined. The applicant should ensure that the appropriate DEP permits are received prior to starting

construction work and a copy of the permit is provided to the Town for the Town's record.

10. Depending on the manner in which the boardwalk and bridges are proposed to be constructed, it is possible that an U.S. Army Corps of Engineers permit will also be required for the project. The applicant should contact the Army Corps to ensure that all the necessary permits have been filed. A copy should be provided to the Town of either an acknowledgement from the U.S. Army Corps of Engineers that an Army Corps permit is not required or an Army Corps permit if one is required.

We trust that these comments will assist the Planning Board in their deliberations on this project's application. Please do not hesitate to contact us with any questions or comments.

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: Phillip Mathieu, CELT