



September 10, 2020
17338-01

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

Subject: 1226 Shore Road/ High Tide Dental Site Development Review

Dear Maureen:

We have received and reviewed an August 27, 2020 submission package for the subject project. The package included an August 27, 2020 cover letter from Stephen Bushey of Gorrill-Palmer with documentation including July 28, 2020 architectural floor plans, and eight (8) full-sized plans. The plans consist of August 27, 2020 Site Plan related drawings and details as prepared by Gorrill-Palmer of South Portland, Maine and a September 13, 2007 Boundary & Topographic Survey plan as prepared by the firm of Owen-Haskell. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9, Site Plan Completeness, we offer the following comments:

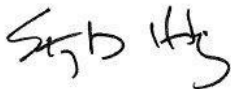
1. The applicant is proposing within this Amended Site Plan submission to relocate an existing dental practice into Building A and provide for a retail tenant space within Building B on the site. A new 8-space parking lot is proposed to be constructed to serve the dental practice. We are familiar with the site from past site visits and reviews for the Planning Board. Based on our review of submitted material and the project's conformance to the technical requirements of Sec. 19-9, Site Plan Completeness, we offer the following comments.
2. We understand that the Board will be conducting a Completeness Review at their upcoming meeting. Our review comments as presented in this letter should be considered beyond the completeness level. Also, while we have attempted to provide a comprehensive list of our comments, it should be noted that future additional or revised submitted information may result in additional review comments.
3. The project's Site Plan was reviewed previously with a porous pavement parking area. The designer should review the project details and remove any references to porous pavement as traditional hot mix asphalt is now being proposed to surface the new parking lot area.
4. The proposed development will increase the impervious area of the site by approximately 2,700 square feet. The applicant has proposed to utilize a raingarden to treat and attenuate the runoff from the parking lot. In general, we support the use of this Low Impact Development treatment device to mitigate the small increase in impervious area.
5. The grading of the parking lot and its receiving areas is not conducive to directing surface water into the rain garden. The designer should review the grading of the parking lot and its adjacent area to determine if the addition of shallow swales draining into the rain garden would increase its effectiveness.
6. The detail of the rain garden is generic and not specific to this project. The designer should provide a detail with specific project elevations and dimensions along with a planting schedule of the proposed

plants to be included in this stormwater feature. A maintenance plan should also be provided for long-term care and functionality.

7. The designer has provided the attached September 9, 2020 Sanitary Sewer Capacity request letter with an estimated sanitary sewer daily flow rate of 710 gallons per day (GPD). Other than a minor mislabeling within the sanitary sewer flow table heading of "Bedrooms" which would be more appropriately labeled "Individuals", this projected sewerage flow rate appears reasonable. While we will review this flow project with the Portland Water District which operates and maintains the Cape Elizabeth Treatment Plant before we respond to this request, past inquires with similar requests have concluded that there is adequate capacity in the Town's sanitary sewer system to convey and treat the wastewater from this development.
8. The application includes a cut sheet of the proposed generator. The designer should provide an assessment of the noise level at the property line to confirm that the Ordinance restrictions will be met.
9. We have also discussed the remaining review comments cutting-edge this letter with the Public Works Director and note the following items. The dumpster pad is situated on the turnaround area for Parking Spaces 4 and 5. The dumpster area should be moved to avoid this turning movement conflict.
10. The existing sign appears to encroach into the Shore Road right of way. We understand that a new sign is proposed to replace the existing sign. Ideally, this new sign should be relocated from the present sign location so that it falls solely within the property limits as the existing sign in its current location is prohibiting motorists exiting the shared unnamed way from clearly seeing vehicles on Shore Road.
11. In relation to the previous comment, the designer should verify the drive sight distance onto Shore Road, in particular looking right (looking easterly at westbound traffic), utilizing Maine Department of Transportation's methodology.
12. The existing sidewalk terminates into the two proposed handicap spaces and the sidewalk does not go beyond the spaces to connect to the Shore Road sidewalk. There may be an opportunity to improve pedestrian safety in this area by creating a sidewalk connection.

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.



Stephen D. Harding, P.E.
Town Engineer

SDH:sdh
enclosure

cc: Jay Reynolds, Cape Elizabeth Public Works Director
Steve Bushey, Gorrill-Palmer

September 9, 2020

Mr. Steve Harding
C/O Sebago Technics for
Town of Cape Elizabeth
Public Works Department
10 Cooper Drive
Cape Elizabeth, Maine 04107

**Subject: 1226 Shore Road Site Development
Cape Elizabeth, Maine
Request for Ability to Serve the Project**

Dear Steve:

Our office is working as a consultant to **Red Tail Properties LLC** in the site planning and permitting associated with the renovations and relocation of the High Tide Dental practice from Ocean House Road to be a tenant in Building A at 1226 Shore Road in Cape Elizabeth, ME. The applicant is also intending to repurpose the existing Building B at the rear of the property for the intent of establishing a retail tenant in that space. A specific tenant has not yet been identified. The project site is located on all or a portion of Map U11; Lot 14 according to a boundary survey prepared by Owen Haskell Inc. (see attached). Assisting on the development team are Archetype, PA, Architects and Owen Haskell, Inc., project surveyor.

On behalf of our client, we are requesting a letter affirming that the proposed project can be served by the Cape Elizabeth wastewater collection and treatment systems. We understand the site is presently served by onsite lift station and 1" force main connection to the municipal system in Shore Road and/or Ocean House Road (Route 77). We understand that the existing onsite Pump Station is operable and functioning satisfactorily.

The applicant is proposing to renovate the existing building for their dental practice. We note that they are moving the practice from their existing location on Ocean House Road, thus minimizing any overall increase to the collection and treatment systems in the community. The existing accessory structure at the rear of the site is expected to be reused as retail or small business space, however a specific tenant is not currently known.

The projected water use using Table 4A of Section 4.E.2. of the Maine Subsurface Wastewater Disposal Rules:



Medical Office			
Description	Bedrooms	GPD	Design Flow (GPD)
Patients	40	5	200
Medical Staff	6	80	480
Office Staff	2	15	30
Totals			710

Based on this modest amount of flow, we trust that the existing municipal collection and treatment sewer system has adequate capacity to serve this project. We are seeking to provide documentation indicating the Town can continue to provide sewer service to this project. Your reply to this information request is appreciated.

If you have any questions regarding this request or require additional information, please do not hesitate to contact us.

Sincerely,

GORRILL-PALMER

A handwritten signature in black ink, appearing to read 'Stephen Bushey', with a stylized flourish at the end.

Stephen Bushey, PE

Senior Associate

Phone: 207-772-2515 x286

sbushey@gorrillpalmer.com