



September 9, 2020
20415

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

Subject: Rosewood Subdivision Amendment Review

Dear Maureen:

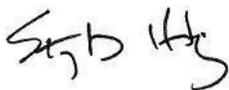
We have received and reviewed a submission package dated August 28, 2020 for the subject project. The package included an August 28, 2020 cover letter addressed to you from Peter Biegel of Land Design Solutions of Cumberland, Maine along with supporting information and a three-drawing set of the project plans which included an April 2020 Third Amendment Subdivision Plan by the firm of BH2M and August 28, 2020 Site Plan and Site Details drawing both prepared by Land Design Solutions. Also included in the submittal package was a July 27, 2020 plan prepared by Land Design Solutions entitled Private Road Extension & Lot Development Sketch Plan. Based on our review of submitted material and the project's conformance to the technical requirements of Section 16-2-5, Amendments to Previously Approved Subdivision Completeness, we offer the following comments:

1. The applicant desires to create a new lot at the end of the Rosewood Drive by extending the roadway and adjusting the right of way width and alignment of the existing northerly portion of the existing gravel roadway in order to allow for frontage for the additional lot to be created within the overall property. Utilities will also be extended to serve the new lot and an existing turnaround is proposed to be continued for emergency vehicle use.
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 applicant is essentially lengthening the roadway and removing an existing portion of the road right of way to create the necessary frontage for existing Lot 4-B and new Lot 4-C. Instead of transferring a portion of existing road right of way to Lot 4-C, it would seem that the right of way could be extended further to the north to attain the minimum frontage and the lot line between Lots 4-B and 4-C adjusted so that both lots can achieve the minimum lot size.
4. The applicant has requested several waivers for this project. One waiver relates to reducing the right of way width from 50-feet to 45-feet for the end section of Rosewood Drive which may be necessary if adjusting the right of way and lot lines as described in the previous comment is not possible. Given that the proposed improvements can be constructed within the right of way and that the width reduction occurs at the end of a dead-end private roadway, we would support the Planning Board granting this waiver.

5. The applicant has also requested another roadway related waiver to not be required to have the roadway alignment centered within the right-of-way. The submitted plans indicate that the existing roadway is not centered within the road right-of-way and it appears that the proposed roadway will actually be aligned more centrally within the right-of-way. We support this waiver request based on the improved alignment toward the center of the roadway, no impacts to tree line within the right-of-way, and the minor nature of the roadway use.
6. We have also discussed these two waivers with the Public Works Director. He does not object to the requested roadway waivers (i.e., centerline roadway alignment and right-of-way width). He did note that the support of the waivers is with the understanding that the roadway will remain privately owned in perpetuity. These waivers, if granted, will be a factor if public street acceptance is contemplated in the future.
7. The applicant is also requesting a waiver of the need to perform a traffic study associated with this change. Given that there is only one home being proposed to be added to a dead-end street, we support this waiver request.
8. The applicant did not request a waiver of a formal stormwater report with supporting calculations. As this road will be an upgrade of an existing gravel roadway drive and will result in a minor decrease of 424 square feet of impervious area, we do not believe that a stormwater management plan with supporting calculations will need to be submitted. We agree with the applicant and the designer's assertion that the improvements and extension to the existing roadway will have a negligible impact on the stormwater runoff characteristics of the project area.
9. The project team has been in discussions with the Portland Water District as to how best to extend a water service to the new lot. If the proposed plan water service layout is changed, the outcome of this evaluation should be depicted on the project plans.
10. As a minor point, it appears that the Site Plan is missing a north arrow.
11. We also coordinated with the Public Works Director on the placement of monumentation to delineate in the field the location of the proposed right-of-way limits. He stated that the applicant should add monumentation to the plan so that the new right-of-way lines along proposed Lot 4-C can be established and verified in the field. In particular, the boundary points along lines L5, L6, L7, and L8 on the Amended Subdivision Plan.

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

cc: Jay Reynolds, Cape Elizabeth Public Works Director
Peter Biegel, Land Design Solutions