



October 13, 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:

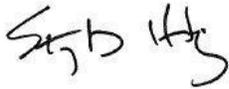
We have received and reviewed a submission package dated September 30, 2020 for the subject project. The package included a September 30, 2020 cover letter addressed to you from Peter Biegel of Land Design Solutions of Cumberland, Maine along with a Site Plan with a revision date of September 30, 2020 as prepared Land Design Solutions. The revisions to the plan have addressed many of the comments of our September 9, 2020 review letter. Based on our review of submitted material and the project's conformance to the technical requirements of Section 16-2-5 Amendments, we offer the following comments:

1. The applicant is proposing 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. 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. 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.
3. 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.
4. The project team has coordinated with the Portland Water District and the plan now depicts the preferred manner to extend a water service to the new lot while accommodating a reconfiguration of the service existing home at the end of Rosewood Drive
5. The plans now depict the additional placement of monumentation to delineate in the field the location of the proposed right-of-way limits as requested by the Public Works Director. In our

discussions with the Public Works Director he has indicated that he is satisfied with the monumentation as currently shown. This additional monumentation should be reflected on the final version of the Amended Subdivision Plan which was not included as part of this current submission.

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.

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