



October 14, 2020
BCE File: 20136

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

**RE: Town of Cape Elizabeth – Public Safety Communications Tower
Site Plan Application – Peer Review**

Dear Maureen:

We have received and reviewed a submission package for the subject project. The package included a seven (7) drawing set of plans, dated October 2, 2020, and a 79-page Site Plan Application package submitted by Sebago Technics, Inc. Based on our review of the submitted material and the project's conformance with the technical requirements of Section 19-9-4(C)(2), Site plan review, we offer the following comments:

1. The Town of Cape Elizabeth is proposing to construct a new three-legged, 180-foot tall, self-supporting lattice communications tower adjacent to the Towns' Transfer Station. The project includes the construction of a 60-foot by 60-foot crushed stone surfaced compound area, an 8-foot high chain-link fence, a relocated hiking trail, and a new 12-foot wide gravel access driveway off Dennison Drive.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. Many of our following comments should be considered beyond the completeness level and have been provided here to facilitate future submissions and reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. The applicant has asked for a waiver from submitting a boundary survey of the Town owned parcel. We support this waiver request since this survey is on file with the Town.
4. The applicant is in communication with the Maine Department of Environmental Protection to determine if any state permitting will be required for this project. The applicant should obtain permit approval, if required, prior to beginning construction.

5. The total increase in impervious area is below 10,000 square feet, therefore the applicant does not need to submit pre/post development hydrocad calculations. The applicant is proposing to utilize the void space in the crushed stone surface for rainwater storage in combination with infiltration as a low impact development approach to stormwater attenuation. We agree with this approach and believe that the proposed project will have a minimal stormwater effect on the area due to the small amount of new impervious area and the presence of a surrounding wooded buffer. The same sheet flow patterns will be maintained with this construction of this project.
6. The designer should show the boring location on the Grading and Utility Plan.
7. The designer should gray out the transfer station buildings line work within the drawing set so that it is clear that this is an existing and not proposed improvement.
8. The designer should consider raising the proposed elevation of the tower pad and drive entrance to reduce the potential for ledge removal during construction. The boring log in the geotechnical report noted that ledge was encountered 1.5 feet below the existing 83' contour within the compound.
9. The designer should note the elevation of the vertical benchmark located on the telephone pole on the Grading and Utility Plan.
10. The designer should clarify whether this project will require an additional support building and/or possible co-location pads for future users. The concrete pad locations should be added to the plan set if it is determined that they will be part of the proposed project.
11. The applicant has stated that there will not be any site lighting proposed for this project. Please clarify whether a light will be located above the door for the structure shown.
12. The designer should remove the proposed landscaping symbol from the legend since there is none proposed for the project. The silt barrier symbol should be added to the legend on the Grading and Utility Plan.
13. It appears that a pull box and proposed telephone pole have been located on the Site Plan to the West of the proposed access driveway. These symbols were not located on the Utility Plan. The designer should clarify the need for these symbols.

14. The designer should add a pull box detail, a transformer pad detail, and a pavement build-up detail associated with the reconstruction of Dennison Drive to the Details sheet.

We trust that the above comments will assist the Board during their review of the project. Please do not hesitate to contact us should there be any questions or comments regarding our review.

Sincerely,
BLAIS CIVIL ENGINEERS



Todd J. Gammon, P.E.

cc: Peter Gleeson, CE Fire Chief
Steve Harding, Sebago Technics, Inc
Jay Reynolds, CE Public Works Director