



October 14, 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:

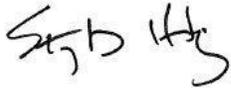
We have received and reviewed an October 2, 2020 submission package for the subject project. The package included an October 2, 2020 cover letter from Stephen Bushey of Gorrill-Palmer with documentation including a new sign rendering, and two (8) full-sized plans. The plans consist of a Site Plan (Drawing C-2.0) and a Site Details (Drawing C-3.0) as prepared by Gorrill-Palmer of South Portland, Maine. Both plans were revision dated September 11, 2020. The revisions to these plans have addressed many of the comments as presented in our September 10, 2020 review letter. 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.
2. As noted in our last letter, 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 and the designer has regraded the proposed parking lot to effectively drain a majority of the surface runoff into the rain garden for treatment. Maintenance notes have also been provided on the Site Plan for the rain garden's long-term care and functionality. We support the use of this Low Impact Development treatment device to mitigate the small increase in impervious area.
3. 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. We have reviewed this anticipated flow projection with the Portland Water District which operates and maintains the Cape Elizabeth Treatment Plant. They have responded there is adequate capacity in the treatment plant to handle this project's modest increase in flow. Attached is our October 14, 2020 letter of available sanitary sewer capacity for the Town's sanitary sewer system to convey and treat the wastewater from this development.
4. The existing sign encroaches into the Shore Road right of way and the new replacement sign is proposed to be installed within the property limits. In addition, the designer has verified that there is ample drive sight distance onto Shore Road to meet both MDOT and Town standards. These measured sight distances should be added onto the Site Plan.

5. The existing sidewalk terminates into the two proposed handicap spaces and a new sidewalk extension has been added to connect to the Shore Road sidewalk. The designer should add dimensions for the two accessible spaces and the designated striped aisle. Accessible parking signs should also be added to the two handicap parking spaces with at least one of the spaces being designated as being van accessible.

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

Enclosure

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



October 14, 2020
16031

Stephen Bushey, P.E.
Gorrill-Palmer Consulting Engineers
700 Sable Oaks Drive, Suite 30
South Portland, ME 04106

Subject: 1226 Shore Road/ High Tide Dental Site Development Review – Sanitary Sewer Capacity

Dear Steve:

We have received your request to provide written confirmation of the Town of Cape Elizabeth public infrastructure's capacity to convey and treat the anticipated wastewater flow to be generated from the proposed subject project facility as presented in your attached September 9, 2020 letter addressed to me. We understand that based on projections using the Maine Subsurface Wastewater Disposal Rules, an estimated flow of 710 gallons per day (gpd) has been calculated for the proposed facility.

We have reviewed this request with the Portland Water District and have confirmed that the capacity of the treatment plant is ample to receive the modest flow from the new development. Based on this communication and our understanding of the proposed 1226 Shore Road Site Development project scope, the Town does have capacity to convey and treat the estimated 710 gpd of new wastewater flow to be generated from the proposed development.

Please do not hesitate to contact me directly should there be any questions or comments regarding our review of this request.

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

Enclosure

cc: Scott Firmin, Portland Water District
Adam Sellick, Portland Water District
Ben McDougal, CE Code Enforcement Officer
Maureen O'Meara, CE Town Planner
Jay Reynolds, CE Public Works Director

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", written over a light-colored rectangular background.

Stephen Bushey, PE

Senior Associate

Phone: 207-772-2515 x286

sbushey@gorrillpalmer.com