



December 7, 2020
20151

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

Subject: 18 Ledgewood Lane Amended Private Accessway Review

Dear Maureen:

We have received and reviewed a submission package for the subject project. The submittal includes a November 30, 2020 letter from Todd Gammon of Blais Civil Engineers and a revised Drawing C-101, Layout, Grading, and Utilities Plan, dated November 30, 2020 as prepared by Blais Civil Engineers. The submission is a request to amend the earlier Planning Board approval of the project's Private Accessway slope to be steeper than the 5-percent grade limit required by the Ordinance. The proposed grades within the 25-foot Private Accessway portion of this residential site's driveway are proposed to be increased to slopes between 8- and 10-percent. In doing so, the removal of ledge would be limited and the driveway continuation slope could be lessened beyond the Private Accessway section.

We understand that the Fire Chief is not taking exception to this change as the Fire Department vehicles will not need to utilize this driveway which we believe would be one of the main factors involved in maintaining 5% maximum slope criteria. Given that this Private Accessway is a relatively short driveway, we understand the limitations that the slope maximum creates and, in this case, we would support a waiver to exceed the 5% grade should the Planning Board be in favor of granting the waiver. The applicant should understand, however that in granting this waiver, that the Town would not be responsible for any stormwater or icing issues related to the driveway and that the homeowner would be responsible for the driveway conditions and maintenance within the Ledgewood Lane right of way.

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: Todd Gammon, Blais Civil Engineers
Jay Reynolds, Public Works Director