



January 29, 2021  
19062

Matthew Sturgis, Town Manager  
Town of Cape Elizabeth  
320 Ocean House Road  
P.O. Box 6260  
Cape Elizabeth, Maine 04107

**RE: Kettle Cove Road Watercraft Launch – Revised Preliminary Plan**

Dear Matt:

As you are aware, Sebago Technics, Inc. (Sebago) participated along with several members of the Town Staff in the January 14, 2021 Public Meeting to receive input from interested parties regarding the September 2020 Preliminary Design Report for the subject project. A summary of the comments as compiled by Public Works Director Jay Reynolds is attached to this letter for reference. Many of the public comments were directed at issues regarding the use of Kettle Cove Road and the beaches at both Kettle Cove State Park and Crescent Beach State Park. There were also several comments regarding the Preliminary Design Plan that was included in our report to depict the proposed watercraft launch. This new launch is proposed to replace the nearby existing Town watercraft launch.

We reviewed the comments presented at the meeting and, with the assistance of the Town Staff, have revised this plan in based on the feedback received. A copy of the revised preliminary plan is included as an attachment to this letter. The following is a list of the items on the plan which have been changed:

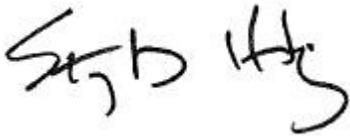
1. Removed the turnaround near the beach as people felt that it was unnecessary as no one would be turning to back down the ramp or be using it as a temporary place to park while removing a car top mounted watercraft (e.g., paddleboard, kayak, etc.). It was also noted that it would be another opportunity for people to park in a place that should not be used for parking.
2. Adjusted the width uniformly throughout the gravel access way and concrete ramp to 22-feet from an earlier access drive width of 24-feet that transitioned to a 20-foot concrete ramp. This width is consistent with the local road standards and the slightly wider ramp would allow for a bit more maneuvering space for two-way traffic.
3. Widened the northerly radii connection of the access way at Kettle Cove Road to better accommodate turning trailer traffic. The angle of the connection is within the Cape Elizabeth driveway standard of between a 75- to 90- degree alignment with the main road. Several of the public comments received suggested that the drive connection be skewed further for easier access, but in doing so, we believe that the intent of the Town's standards would not have been met and the safety conditions associated with the launch connection would have been compromised.

4. Added bollard posts with an associated chain for controlled access to the launch. It is noted that the chain would have reflectors to address safety concerns. It should also be noted that the bollard supported chain barrier system is consistent with the access control arrangement at the current watercraft launch.

We look forward to discussing this project in greater detail with the Town Council at their upcoming February 10, 2021 meeting. Should there be any question or comments in the meantime regarding the revised plan, 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

Enclosure

cc: Jay Reynolds, Cape Elizabeth Public Works Director  
Maureen O'Meara, Cape Elizabeth Town Planner

SDH/sdh

# TOWN OF CAPE ELIZABETH PUBLIC WORKS DEPARTMENT

10 Cooper Drive  
Cape Elizabeth, ME 04107



Jay Reynolds  
Public Works Director  
(207) 799-4151  
Fax: (207) 799-4426  
jay.reynolds@capeelizabeth.org

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## Notes from the Kettle Cove Boat Launch Public Meeting: 1/14/21, 7:00PM

### Town Manager Matthew Sturgis:

- Welcomed those in attendance of the virtual meeting. He noted 12 attendees at the onset of the meeting.
- Provided introductions of the consultant and municipal staff present.
- Provided an overview and background of the project, which included reference to the work performed to date and as part of the 2018 harbors report.
- Noted that the Town's intention is to secure grant funding for the project through the State's Land and Water Conservation Program.
- Noted that the State of Maine, although not present this evening, continues to be an advocate and a partner with the Town on this project.
- He then introduced the Town's engineer, Steve Harding from Sebago Technics and turned to the meeting over to him. He also noted that the meeting format will include, after a presentation from Steve Harding, an open discussion with meeting participation that will include a 'question and answer' type format.

### Town Engineer Steve Harding:

- Noted that the Town is working with the State to secure agreements to relocate the launch to its newly-designed location.
- Shared his screen and provided information as it relates to the existing and proposed boat launch locations. The current design for the new launch was shown and explained in detail.
- Noted several key details as it pertains to the design, including, but not limited to, the following:
  - The access point as it relates to Kettle Cove Road.
  - The turnaround along the proposed ramp.
  - The highest tide line, which is a factor when it comes to permitting projects in coastal zones.
  - The 100-foot setback line from the Resource Protection Zone Wetland (RP-1), which is a limiting factor in the design.
  - The State's recommendation regarding the restoration of the existing launch area.

Steve Harding turned the meeting back over to Matthew Sturgis, who then opened the meeting up to participants to ask questions or provide input.

### Meeting Participant Kevin Justh:

- Noted that he is a user of the existing launch and uses it a couple times per week.
- Noted that there is no cuing area on Kettle Cove Road for the new launch.

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- Noted that the entry/radius of the new launch might be a tight turn for trailers.
- Asked the engineer to see if a revised radius design could improve access.
- Noted that the existing launch is not that bad, and that the Town could consider spending tax dollars elsewhere.

## Steve Harding:

Followed up with Mr. Justh to elaborate more on the current launch, how it is used/accessed in comparison to the proposed launch layout.

## Meeting Participant Don Perkins:

- Stated that he lives at #81 Two Lights Road
- Wanted to reiterate the previous comments made, and
- Noted that almost every user of the launch drives down the launch 'face-first' and does not turn around on the road. He asked whether the turnaround was necessary and suggested that it be removed from the design.
- Noted that the existing launch is small/narrow and uninviting, and is used less; and that a more formal launch may equal more people using it.
- Noted that the Town and/or State may need to provide more enforcement with regards to its use.

## Town Manager Matthew Sturgis:

- Replied to the enforcement and use: and stated that the Town may be getting away from the use of day permits, and in the future, the launch may need more enforcement; and/or a permit for the use of Crescent Beach may be a future option.

## Meeting Participant Don Perkins:

- Provided additional comments as it relates to enforcement and resources/demands on the Town.
- Noted that there is no gate proposed at the new launch; and noted that the existing launch has an existing wire/chain that is opened/closed at dawn and dusk.

## Meeting Participant John Lobosco:

- Lives at 21 Fessenden Road
- Suggested moving the launch access further north
- Noted that there is rabbit habitat that should have consideration, and is referenced in the Harbors Report.
- Several comments were made regarding the report, the DEP, and the launch as a pedestrian access point. In particular, page 9 of the report referencing an informal access point; and also page 48, which references meeting notes that stated "No pedestrian access".
- Comments were made regarding a 1959 meeting, where similar topics regarding the launch were discussed.

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- Also cautioned the Town, that when signing agreements/documents with the State, that the Town does not give away any existing rights that the Town may currently have. Reference to the allowance of pedestrian access for neighbors was noted.

## Meeting Participant Ilya Fleishman:

- Stated support for many of the previous input and comments made by other meeting participants.
- Provided a comment regarding the main purpose of the launch and also noted that Crescent beach is allowing kayaks to be launched at their facility.
- Suggested a one-lane access for the launch.
- And noted that the launch is for the purpose of accessing the moorings/buoys.
- Stated that a larger launch may be inviting others (non-mooring users) to use the launch.
- Suggested installing guard rail along the sides of the launch/ramps.

## Meeting Participant Cory Kuhl:

- Lives in Shore Acres.
- Stated that he uses the existing ramp.
- Agrees with the other comments made by other meeting participants.
- Stated that everyone that uses the existing ramp drives 'straight down'.

## Meeting Participant Melanie Stewart:

- Lives at 19 Fessenden Road
- Asked for clarification regarding the location of the new launch as it relates to the State Park maintenance area.
- Was concerned about the potential loss of pedestrian access and also the potential increase in use/users at the new location.
- Stated that the Town will need to consider/acknowledge the management of pedestrian and boat access.

## Meeting Participant Royal Craig:

- Lives at 38 Kettle Cove Road.
- Asked if the Town is considering limiting parking on the beach.

## Town Manager Matthew Sturgis

- Responded, stating that concurrently to this project, the Town is also holding a Council discussion on February 1<sup>st</sup>, which will be related to parking/access.

## Meeting Participant Royal Craig:

- Provided additional comments regarding parking and the launch, specifically relating to boat and trailer lengths and their ability to access, maneuver, and park.

## Town Manager Matthew Sturgis:

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- Asked a follow up question and comment with regards to boat/trailer sizes and weights and ability to use the new launch.

## Meeting Participants Chuck and Melissa Redman:

- Live at 58 Kettle Cove Road.
- Has observed historical use, including circulation, parking, illegal parking et cetera.
- Stated that the proposed design and beach access should not be creating a 'hangout all day', or longer periods of use; I.e., people accessing the beach to watch the sunset, et cetera.
- Noted the concern of increased traffic.
- Stated that they appreciated all the other previous comments made by other meeting participants.

## Meeting Participant Nate Perry:

- Concurs with comments made by other meeting participants.
- Noted that the proposed launch is not a 'locked-down' access and suggested the Town consider methods for access management.
- Suggesting moving the launch access further north to provide ease of access for trailers.
- Commented that he does not like the turnaround and suggested it be removed.
- Emphasized the position and use of commercial fisherman at the other boat launch site and how it relates to this launch: That the goal is to provide access for mooring and permit holders only.
- Recommended additional enforcement of parking, pedestrian usage, et cetera.
- Asked about the design and whether the end of the ramp are concrete pads

Town Engineer Steve Harding: confirmed this.

## Meeting Participant Nate Perry:

- Asked about the width of the launch, the lane width(s), and overall width as it relates to vehicle access.
- Also referenced the 1959 meeting minutes, which was noted the meeting discussed the uses of fisherman access and access for residents.
- Also suggested some signage be provided to assist in clarifying access and use regulations.

## Meeting Participant Kevin Justh:

- Stated that there was no Ranger presence at the park last season.
- Suggested the Town include recreational uses for consideration.
- Suggested widening the access ramp at the bottom for better 2-way vehicular passage.

## Meeting Participant Don Perkins:

- Suggested breaking up the line of sight from the road to the ocean.

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- Suggested considering vehicle speeds.
- Noted that controlling access, for the Town, is an issue and a potential 'headache'.

## Meeting Participants Chuck and Melissa Redman:

- Followed up on the topic of the speed limit. Is that, along with speed bumps, up for discussion?
- Stated there is little to no enforcement happening towards ticketing illegal parking and launch usage.

## Meeting Participant Nate Perry:

- Referenced the harbor report from 1988, which included 6 key recommendations, which happen to be the same topics that are being discussed this evening.
- Encouraged the Town to keep proceeding with this project.

## Meeting Participant Ilya Fleishman:

- Asked if the slope could be changed on the ramp so that the elevations were a 'cut' versus a 'fill'.

## Town Manager Matthew Sturgis:

- Thanked the entire meeting participant group for attending this evening's meeting, and for all the comments provided.
- Reminded the attendees that on February 1<sup>st</sup>, the Town Council will be discussing the issue of parking and parking management, at their meeting. He encouraged those who have an interest in the subject to join/attend the meeting.
- Additionally, the Town Council will also be meeting on February 10<sup>th</sup> to receive an update on the Boat Launch project.

Meeting adjourned at approximately 8:30 PM.

Notes taken by Public Works Director, Jay Reynolds



NF  
STATE OF MAINE  
CRESCENT BEACH  
MAP R10, LOT 34



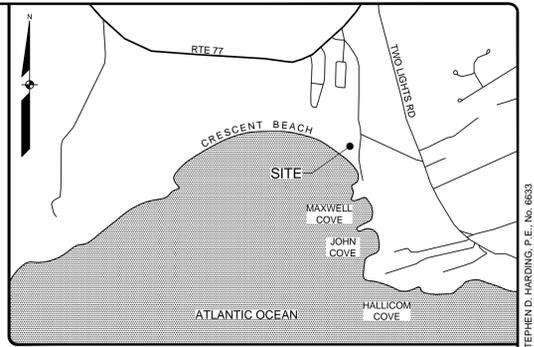
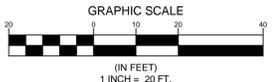
EXISTING WATERCRAFT ACCESS LAUNCH TO BE REMOVED AND RESTORE AREA TO ITS NATURAL CONDITION

PROPOSED GUARDRAIL LENGTH: 40 FT +/-  
REMOVE EXISTING GUARDRAIL TERMINAL END  
EXISTING GUARDRAIL

NF  
STATE OF MAINE  
PARK & REC COMM  
3069/12  
MAP R03, LOT 44

NF  
MELISSA G. & CHARLES W.  
REDMAN III  
2892/280  
MAP U16, LOT 24

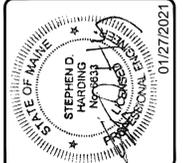
NF  
STATE OF MAINE PARK &  
REC COMM  
3069/12  
MAP R03, LOT 44



LOCATION MAP

N.T.S.

NOT FOR CONSTRUCTION



REV. 1	DATE: 09/16/2020	STATUS: ISSUED FOR FINAL REPORT
REV. 2	DATE: 09/21/2020	ADDED PROPOSED GUARDRAIL AT EXISTING WATERCRAFT LAUNCH
REV. 3	DATE: 01/27/2021	ADJUSTED THE LAUNCH PER PUBLIC COMMENTS

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South Portland, ME 04106  
Tel. 207-200-2100

GRADING PLAN  
OF:  
KETTLE COVE ROAD WATERCRAFT LAUNCH  
KETTLE COVE ROAD  
CAPE ELIZABETH, ME  
FOR:  
TOWN OF CAPE ELIZABETH  
330 OCEAN ROAD  
CAPE ELIZABETH, ME 04107

DESIGNED	JF
DRAWN	JF
CHECKED	CAC
DATE	01/24/2020
SCALE	1" = 20'
PROJECT	19062