



April 15, 2020
17213-01

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

Subject: 287 Ocean House Road – Lumber Retail Store Site Plan Review

Dear Maureen:

We have received and reviewed a submission package dated April 3, 2020 for the subject project. The package included an April 3, 2020 cover letter from Travis Letellier of Northeast Civil Solutions, a five (5) drawing plan set with most of the drawings dated April 3, 2020 as prepared by Northeast Civil Solutions, and supporting documentation. The “Boundary and Existing Conditions Survey” drawing within the submitted set is dated March 30, 2017. 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 to develop a 0.93-acre parcel in the Town Center that formerly was a site for a convenience store/gas station. The applicant is proposing to rehabilitate the existing structure on the site to create a hardware/lumber retail facility with office space and an area for classes. A 208 square foot covered outdoor material storage rack is proposed to be added to the north of the main structure. The former gas station canopy has been removed from the site and the applicant proposes to regrade and resurface a portion of the former impervious pavement footprint on the site to create 22 parking spaces to serve the various proposed uses. The result will be a 35% reduction from the previous impervious surface coverage on the site.
2. The current application submitted for the Planning Board’s review no longer includes a food truck or a weekly farmers’ market. Provisions for live bands or concerts have also been eliminated from the proposed project. The previously proposed outdoor storage container and exterior storage of waste materials have also been removed from the proposed Site Plan. These changes have also essentially eliminated many of our previous comments as presented in our February 12, 2020 review comment letter.
3. 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.
4. The proposed development requires that a letter of sanitary sewer capacity be received from the Town Engineer in order to confirm that the Town’s collection and treatment system has capacity to receive and properly treat the additional sanitary sewer flow from this new development. We

have received a February 10, 2020 letter from Northeast Civil Solutions' Brandon Binette which describes the proposed uses and the estimates a daily flow of 397 gallons per day (gpd) to be generated from the development based on the flow rates established from the Maine Subsurface Wastewater Disposal Rules. Using this letter, we coordinated with the Portland Water District (PWD) to request a capacity determination of the treatment plant and reviewed the Town's collection and conveyance capabilities with Public Works Director Bob Malley.

Based on these communications, there is ample capacity at the treatment plant to treat additional flow and the Town has the capacity to collect and convey the additional flow to the treatment plant. Therefore, we have provided the attached April 15, 2020 letter confirming that there is sufficient capacity in the Town's public sanitary sewer system to accept and treat the anticipated sanitary sewer flow from the proposed project.

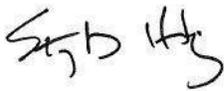
5. The Site & Layout Plan (Sheet 3 of 5) plan has been updated to reflect changes that the Town has undertaken in replacing a section of bituminous walk with a new concrete sidewalk northwesterly of the Scott Dyer Road intersection with Ocean House Road (Route 77). The plan does not indicate an area of patio pavers in an area surrounded by the concrete walks nor does the plan indicate the installed granite curb along Scott Dyer Road that replaced the bituminous curb. Further, the Boundary and Existing Conditions Survey (Sheet 2 of 5) has not been updated to reflect any of these changes. These plans should be revised to reflect the current conditions.
6. The Town should receive a pedestrian easement from the applicant for the section of the sidewalk along Scott Dyer Road that is currently located on the applicant's property. This easement should be record to formally allow the public to utilize the walk and the give the Town the rights to maintain and improve the sidewalk. The limits of the easement should be added to the Site & Layout Plan for future reference.
7. The submission package includes a March 2020 Environmental Management Plan (EMP) as prepared by Campbell Environmental Group which we understand has been prepared to fulfill the requirements of the Maine Department of Environmental Protection's (DEP) February 22, 2016 No Further Action Assurance Letter under the DEP's Voluntary Response Action Program (VRAP). Further, we understand that this EMP will be submitted to the DEP for their review and approval prior to construction. The Town should receive a copy of the DEP's VRAP response for their records and, should the project be approved by the Planning Board beforehand, determine whether the Planning Board approval should be amended if any relevant changes to the Site Plan are required by the DEP.
8. The submission package included a March 22, 2020 Traffic Assessment Report as prepared by William Bray, P.E. of Traffic Solutions. The report projects very modest traffic generation from the proposed use of the site. A conclusion of the report states that there are adequate sight distances available from the existing drive connections onto the public roadways, however, Landscape vegetation should be removed on the Ocean House Road right turn onto Scott Dyer Road to improve the sight distance from the Scott Dyer Road site drive connection. The vegetation to be removed was noted to be indicated on an attachment that was not included with the traffic report. This attachment should be provided and the landscaping to be removed should be described and noted on the plan. The Planning Board should review the vegetation to be

removed and determine if replacement plantings should be provided further away from the roadway so as not to interfere with sight distance lines from the Scott Dyer Road site driveway.

9. The traffic report also notes that the nearby Ocean House Road/Scott Dyer Road intersection is a High Crash Location under the Maine Department of Transportation's definition. The report states that a majority of the crashes are related to turning movements into the current Cumberland Farms convenience store and gas station located on the east side of Ocean House Road and to the north of this intersection and suggests that additional study of the intersection and the crash history should be undertaken to determine steps to mitigate the intersection High Crash Location status.
10. The Site & Layout Plan and the Erosion Control Notes and Construction Details drawing indicate that five Sourwood trees are proposed to be planted along the Ocean House Road and Scott Dyer Road intersection frontage. The designer should coordinate with the Cape Elizabeth Tree Warden, Todd Robbins, to determine if these trees should be used based on the Town's current approach and, if not, work with the Tree Warden to select a tree species that would be appropriate.
11. The designer has indicated that the impervious surfaces of the site will be reduced by approximately 8,900 square feet from the former 25,100+/- square foot coverage on the site which represents a 35 percent decrease in impervious surface area on the site. No stormwater calculations have been provided as the surface runoff from the site will be reduced along with the reduction in impervious surfaces. The designer has also eliminated continuous curbing from the project and instead has proposed to use concrete curb stop sections which allow surface water to flow between the curb stops. In doing so, the surface water will be encouraged to flow into grass areas on the site and the wooded area that is to be undisturbed in the northern portion of the site. With the reduction in the surface water volume and rate being generated from the site and the use of grass surfaces and wooded areas on the site to receive and treat the runoff, the Ordinance requirements have been met to incorporate a Low Impact Development (LID) practice into the Site Plan for the project.

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.



Stephen D. Harding, P.E.
Town Engineer

enclosure
SDH:sdh

cc: Brandon Binette, Northeast Civil Solutions
Bob Malley, Cape Elizabeth Public Works Director



April 15, 2020
17213-01

Brandon Binette
Northeast Civil Solution, Inc.
387 Payne Road
Scarborough, Maine 07074

RE: Lumber Retail Store Site Development – Sanitary Sewer Capacity
287 Ocean House Road

Dear Brandon:

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 February 10, 2020 letter. We understand that the proposed project no longer includes a food truck or a Farmers' Market nor will there be any provisions made for live bands or concerts. We understand that based on projections using the Maine Subsurface Wastewater Disposal Rules that you have provided in your letter, an estimated flow of 397 gallons per day (gpd) has been calculated for the proposed facility.

We have reviewed this request with both Public Works Director Bob Malley and Scott Firmin, the Director of Wastewater Operations at the Portland Water District. Mr. Firmin has responded in an email that the Cape Elizabeth Wastewater Treatment Facility has adequate capacity to treat this additional flow. We have also confirmed with Bob Malley that the Town's has capacity to collect and convey the additional flow to the treatment plant. Based on these communications and our understanding of the proposed 287 Ocean House Road Site Development project scope, the Town does have capacity to convey and treat the estimated 397 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 "Stephen D. Harding".

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

Enclosure

cc: Maureen O'Meara, CE Town Planner
Robert Malley, CE Public Works Director



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

40399.02
February 10, 2020

Stephen D. Harding
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, ME 04106

**RE: Capacity to Serve Letter Request:
Yam Yams LLC – 287 Ocean House Road, Cape Elizabeth, ME 04107**

Dear Stephen;

On behalf of Yam Yams LLC, Northeast Civil Solutions (NCS), please to request an ability to serve letter for the parcel located at 287 Ocean House Road in Cape Elizabeth. The project site currently sits on a 0.93-acre lot, identified on the Town of Cape Elizabeth's Tax Assessor Map U22, lot 76 within the Town Center (TC) District.

The focus of the project is to convert an existing gas station into a retail lumber store (Village Retail Shop/retail sales) including a business office and a workshop space for DIY classes (Personal Services) and small-scale Cottage Industry Manufacturing. The site would also like to incorporate a food truck service (restaurant/eating place) along with a once weekly farmers market (Village Retail Shop/Farm and Fish market) and potentially live music (Temporary Activities and Events).

The food trucks on site will be completely self-sufficient and will not require any grease components. The food trucks are designed to drive up, park and have full capability to be self-sufficient. The food trucks will not require any sort of hookups to water or any other utilities on site. No electric, sewer, grease or water hooks are required. The bathroom inside the hardware store is not expected to be used by food truck workers, though in the off chance additional flow predictions have been taken into consideration. The public will not have access to the hardware store bathroom during food truck, farmers market and any other events.

Predicted Flows

Considerations:

- Bathroom is for Public Use
- Use during classes
- Use during weekly farmers market/ food truck service

Calculations:

Employees (12 GPD): 4 * Hardware store employees

Employees (12 GPD): 2 *anticipated use by workers at the farmers market/food truck events

Toilets (325 GPD): 1 *for public use

$$(325 \times 1) + (12 \times 6) = 397 \text{ GPD}$$

Total: 397 GPD

If you have any questions or comments regarding this request, please feel free to contact me anytime.

Sincerely,
Northeast Civil Solutions Inc.



Brandon Binette
Project Engineer