

**11 Cole Field Road  
Cape Elizabeth, Maine  
04107**

Date: February 28, 2020

Maureen O'Meara, AICP  
Town Planner  
Town of Cape Elizabeth  
320 Ocean House Road  
Cape Elizabeth, Maine 04107

Dear Ms. O'Meara

I am writing you on behalf of Ian and Gena Doyle, regarding their interest in adding a garage to their existing 2-story dwelling. This 2-car garage will be attached to the northeast side of the existing home, creating a new connection between the existing hallway and the new garage. The existing garage will be renovated to create additional interior rooms.

The new addition is well within lot lines, in terms of setbacks, but will exist beyond the existing 'buildable area' envelope, as indicated on the current survey. The proposal consists of expanding the building envelope to incorporate the new addition.

The new addition will not add water run-off beyond the lot, in fact all storm water will be mitigated through the use of gutters, downspouts and below-grade drainage.

No other negative environmental impacts will result for the new construction.

The new construction will employ contemporary products, such as cladding, roofing, thermal protection, waterproofing, etc., as well as using energy saving methods. These products, means and methods will be indicated on the subsequent drawings and documents.

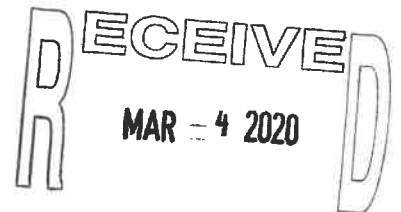
Please inform me of any additional information or materials.

Thank you for your consideration.

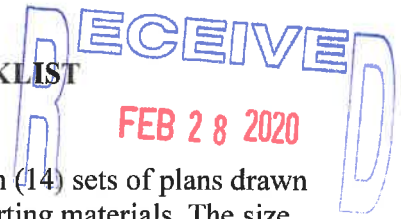
Respectfully,

  
Stephen Hight

Cc: [ian\\_doyle20@hotmail.com](mailto:ian_doyle20@hotmail.com)



## MINOR SUBDIVISION SUBMISSION REQUIREMENT CHECKLIST



- A. General submission parameters.
1. An application for a Minor Subdivision shall consist of fourteen (14) sets of plans drawn to a scale of no larger than forty (40) feet to the inch and supporting materials. The size of plan sheets submitted to the Planning Board shall be no larger than twenty-four (24) x thirty-six (36) inches, but may be smaller with the permission of the Planning Board. A digital copy of the complete application shall also be made available upon request.
    - a. *Refer to the attached Drawing C-100*
- B. List of Submission items, (The application for approval of a Minor Subdivision shall include all the following information. Information that must be shown on a plan is in bold type):
1. Right, Title or Interest. Evidence of right, title or interest in the site of the proposed subdivision.
    - a. *Refer to the attached Appendix A.*
  2. Name of Subdivision/Applicant. **Proposed name of the subdivision, name and address of record owner and applicant, names of adjoining property owners, date of submission, north point, and graphic map scale.**
    - a. *Refer to the attached Drawing C-100*
  3. Survey. **A standard boundary survey of the site, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor; a copy of the deed for the property to be developed, as well as copies of any easements, restrictions or covenants; a plan showing the number of the lot, dimensions of area and building envelope of each proposed lot; existing easements; building lines pertaining to the proposed subdivision and to the adjacent properties; location map, showing the relative location of the proposed project in relation to surrounding neighborhoods or areas of Town; sufficient data to determine readily the location, bearing and length of every lot line, and boundary line and to reproduce such lines upon the ground. Where practical these should be tied to reference points previously established.**
    - a. *Refer to the attached Drawing C-100*
    - b. *Refer to the Deed at the end of this document.*
  4. Water Pollution evaluation:
    - a. Topography: **Contour lines at intervals of two (2) feet or at such intervals as the Planning Board may require, based on United States Geological Survey datum, referenced to mean sea level**
      1. *There will be minimal grading at the perimeter of the proposed addition that will cause no additional run-off beyond the property boundaries.*
    - b. Surface drainage: **Surface drainage patterns including drainage channels and watershed areas; the slope of the land and its effect on effluents; the availability and condition of streams used for disposal of effluents; an evaluation of applicable state and local health and water resource rules and regulations.**
      1. *Not applicable.*
    - c. Soils: **A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accordance with the USDA Soil Conservation Service National Cooperative Soil Classification;**
      1. *Not applicable.*
    - d. Air. Description of any air emissions not normally included in residential construction and use activities.
      1. *Not applicable.*
  5. Potable Water: Confirmation of a clean and adequate supply of water to serve the subdivision; **the location and size of any existing and proposed water mains on the**

property and adjacent water lines that will provide water supply for the property to be subdivided, as well as details showing connections to water systems; nearest hydrant; Where public water is not to be provided, an alternative means of a clean and adequate water supply shall be shown.

1. *Not applicable.*

6. Erosion: A soil erosion and sediment control plan prepared and certified by a professional geologist or professional engineer.

1. *Not applicable.*

7. Traffic: Locations, widths and names of existing, filed or proposed roads, cross sections of the proposed grading for roadways, sidewalks, etc. including width, type of pavement, elevations and grades, preliminary designs of any bridges or culverts which may be required, designed to comply with the Road Design and Construction Standards, Sec. 16-3-2; a traffic study evaluating the capacity of adjacent roads to safely accommodate the anticipated traffic generated by the proposed subdivision, including an assessment of the likelihood of cut-through traffic, efforts to provide for road connectivity, and applicability of the Maine Department of Transportation regulations.

1. *Not applicable. There will be no change to roadway, all construction activities shall be within the proposed buildable house area.*

8. Sewage Disposal. All on site public or shared sewage facilities; a completed HHE 200 form or other subsurface wastewater design for every lot not served by public sewer; all designs, specifications and details for a clustered private or public sewer system.

1. *Not applicable. There will be no change to existing disposal from the residence.*

9. Solid Waste Disposal. Demonstration of adequate capacity for disposal of construction and solid waste to be generated by the subdivision.

1. *Not applicable. There will be no change to existing disposal from the residence.*

10. Aesthetic, cultural and natural information. Location of scenic, unique natural, farmland, parkland, historic, and significant wildlife habitat areas located on or adjacent to the proposed subdivision, as well as supporting documentation.

1. *Not applicable.*

11. Local regulations. The boundaries and designations of zoning districts; applicable space standard and setback provisions, and evaluation of the proposed subdivision's compliance with applicable provisions such as Open Space Zoning (Sec. 19-7-2).

1. *Not applicable. There will be no change to existing lot lines.*

12. Financial and Technical Capability. Statement of Technical and Financial Capability, including a list of the applicant's development consultants, a description of all prior development projects, and a letter of firm financial commitment from a bank or other source of financing. In the case where the applicant asserts that public disclosure of confidential financial information may prove detrimental to the applicant or the project, the applicant may substitute a recommendation from the Town Manager that the applicant has adequate financial capability to complete the project.

1. *Not applicable.*

13. Surface Waters. Location of any portion of the subdivision in the Shoreland Zone; identification of the normal high water line; assessment of how water quality will be impacted by anticipated discharge from the subdivision.

1. *Not applicable. Existing property does not exist within the Shoreland Zone*

14. Ground Water. An assessment of how the proposed subdivision will impact groundwater resources.

1. *Not applicable. Ground water will be impacted by this project*

15. Floodplain. Location of any portion of the subdivision in the floodplain; assessment of how construction in the floodplain will comply with the Town of Cape Elizabeth Construction Code, Chapter 6, Floodplain Ordinance.

DLN: 1001840029687

QUITCLAIM DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, Deborah K. Braxton of Cape Elizabeth, County of Cumberland, State of Maine, for consideration paid, grants to Ian Doyle and Gena Doyle, having a mailing address of 339 Hawk Pine Road, Norwich, VT 05055, with QUITCLAIM COVENANT, the land with any buildings thereon, situated at 11 Cole Field Road, Cape Elizabeth, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Deborah K. Braxton by virtue of a deed from John H. Braxton dated August 31, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15025, Page 87.

Witness my hand and seal this 12<sup>th</sup> day of June, 2018.

*Deborah K. Braxton*  
Deborah K. Braxton

\_\_\_\_\_  
Witness

STATE OF Maine

COUNTY OF Cumberland

June 12, 2018

Then personally appeared before me the above named Deborah K. Braxton acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Laura Alice Dow*

Notary Public/ Attorney at Law

Printed Name:

My Comm. Exp:

LAURA ALICE DOW  
NOTARY PUBLIC - State of Maine  
My Commission Expires  
August 27, 2022

MAINE REAL ESTATE TAX-Paid

EXHIBIT A

A certain tract or parcel of land with the buildings thereon situate in the Town of Cape Elizabeth, County of Cumberland, State of Maine bounded and described as follows:

Lot 2, together with any buildings thereon, as shown on the "Amended Subdivision Plan, Elizabeth Farms-Cole Field, Sawyer Road, Cape Elizabeth, Maine dated April, 1988 and recorded in the Cumberland County Registry of Deeds in plan Book 172, Page 36 (the "Plan").

Together with and subject to the following:

1. Rights and easements conveyed by Harry E. Prout et al, Trustees to Central Maine Power Company dated January 4, 1957 and recorded in the Cumberland County Registry of Deeds in Book 2337, Page 154 as revised by agreement of Kfoury Weinschenk and Central Maine Power Company entitled "Amendment and Restatement of Easement" dated April 19, 1988 and recorded in said Registry of Deeds at Book 8327, Page 16 and easements in favor of Central Maine Power Company and/or New England Telephone and Telegraph Company dated April 30, 1988 and recorded in said Registry of Deeds at Book 8444, Page 204, September 29, 1988 and recorded in said Registry of Deeds at Book 8641, Page 287, December 2, 1988 and recorded in said Registry of Deeds at Book 8726, Page 142, April 14, 1989 and recorded in said Registry of Deeds at Book 8731, Page 151, and October 26, 1987 and recorded in said Registry of Deeds at Book 8352, Page 207.
2. Rights and easements conveyed to Portland Water District by easements doted June 23, 1967 and recorded in said Registry in Book 3006, Page 77, April 5, 1967 and recorded in said Registry in Book 2992, Pose 823, and June 23, 1967 and recorded in said Registry in Book 3006, Page 79 all together with an easement and rights from Kfoury Weinschenk in favor of the Portland Water District dated September 29, 1987 and recorded in said Registry of Deeds in Book 8080, Page 225 and an Indenture with the Portland Water District dated April 15, 1989 and recorded in said Registry of Deeds in Book 8924, Page 206.
3. A slope and culvert easement as described in a deed from Steward W. Prout et al, to the State of Maine dated November 11, 1979 and recorded in Book 4543, Page 343.
4. Rights contained in an instrument from Ric Weinschenk & Company to the Town of Cape Elizabeth dated July 14, 1988 and recorded in said Registry of Deeds at Book 8381, Page 225 as accompanied by an instrument from Maine Savings Bank to Kfoury Weinschenk rearding "Proposed right of way lines" dated August 18, 1988 and recorded in said Registry of Deeds at Book 8443, Page 232, and matters shown on a right of way plan entitled "Sawyer Road -Pickett Street Reconstruction Project" by T. Y, Lin International, Hunter Bellow Associates, dated June 8, 1988 and recorded in said

Registry of Deeds at Plan Book 171, Page 49, all regarding a parcel of land approximately 630 feet square, a temporary construction easement and a drainage easement according to said instruments.

5. Rights and covenants contained in an Easement Deed and Indenture from Kfoury Weinechenk to Cape Elizabeth Land Trust dated July 2, 1987 and recorded in said Registry of Deeds at Book 7891, Page 2469, in which Maine Savings Bank joined.
6. Covenants and rights contained in the Declaration of Covenants and Restrictions for Elizabeth Farms-Cole Field Prout Manor dated September 1, 1987 and recorded in said Registry of Deeds in Book 8033, Page 149 as Amended by instrument dated March 14, 1988 and recorded in said Registry of Deeds in Book 8268, Page 174.
7. Certificate of Good Standing issued by the Maine Secretary of State regarding the change of name of Ric Weinschenk & Company from Kfoury Weinschenk dated March 10, 1988 and recorded in said Registry of Deeds at Book 8219, Page 203.
8. Rights contained in a State of Maine Department of Environmental Protection Site Location Order dated July 1, 1987 and recorded in said Registry of Deeds at Book 7887, Page 154 as amended by the State of Maine Department of Environmental Protection by instrument dated December 10, 1987 and recorded in said Registry of Deeds at Book 8145, Page 15, with regard to the Prout Manor sewer, as affected by further matters contained in an affidavit of Ric Weinschenk regarding unrecorded Department of Environmental Protection Order amendments dated July 12, 1988 and August 11, 1988 affecting Elizabeth Farms recorded in said Registry of Deeds at Book 8430, Page 316.
9. Matters and conditions as shown on a plan entitled "Amended Subdivision Plan, Elizabeth Farms Cole Field" made for Kfoury-Weinschenk by R. P. Titcomb Associates, Inc., dated April 1, 1988 and recorded in the Cumberland County Registry of Deeds at Plan Book 172, Page 36.
10. Riparian rights of others in and to the Spurwink River and in unnamed streams and ponds located on the premises as shown on said Plan.
11. Title to and rights of the public and others entitled thereto in and to those portions of the premises lying within the bounds of adjacent streets, roads, and way.
12. A perpetual easement over, under and across 30-foot wide stripe running along both sides of the streets and ways as shown on the Plan for (i) the installation, maintenance, repair and replacement of utility lines, pipes, conduits, mains, wires, transformers, junction boxes, pads, pumps, manholes, culverts, and other utility equipment for the transmission and provision of water, sewer, electric, telephone, natural gas, cable television and all other public utilities, (ii) for the drainage, collection, diversion and flow of underground and surface waters, (iii) the right to alter the grade of the surface of the earth, to ditch and excavate the surface of the earth for the foregoing purpose

provided that the surface shall be reasonably restored thereafter (but not necessarily to the same grade level) and (iv) the installation, maintenance, repair and replacement of landscaping, walls, signs and lighting, all as labeled "30' Easement" and as shown on the Plan, and further subject to the provisions that no buildings or structures shall be constructed in said area.

13. A perpetual easement over the recreational area as shown on the Plan, including the right to construct, maintain, repair and replace recreational facilities, improvements, utilities and lighting,

14. Pedestrian easements with the right to maintain and improve the surface of the earth along the 5 foot wide strips as shown on the Plan.

15. A perpetual easement for the maintenance, operation and repair of subsurface sewage systems in accordance with the plans approved by Environmental bodies having jurisdiction over, under and across the areas shown on the plan. Said perpetual sewer easement shall include without limitation the right to install, maintain, operate, repair and replace sewer lines, pipes, mains, vents tanks, chambers, fields, leaching beds, pumps, manholes and related improvements; to grade, excavate and alter the surface of the earth for the foregoing purposes and to enter upon the easement area for the construction, maintenance and repair thereof.

- 1. No portion of the property within occurs within a floodplain.*
16. Wetlands. The boundaries of all wetlands in accordance with the Zoning Ordinance; an assessment of how any alterations of wetlands will comply with The Town of Cape Elizabeth Zoning Ordinance, Chapter 19 wetland regulations, Sec. 19-6- 9.
  - 1. Not applicable. No wetlands will be impacted by this project.*
17. Stormwater/Phosphorus. A surface drainage plan or stormwater management plan, with profiles and cross sections drawn by a professional engineer, registered in the State of Maine, showing preliminary design of all facilities and conveyances necessary to meet the stormwater management standards as set forth in this ordinance. Where the subdivision includes or abuts Great Pond, an assessment of phosphorus loading amounts and impacts on Great Pond.
  - 1. Not applicable. A Stormwater Management Plan is not a requirement of this project.*
18. Liquidation Harvesting. Identification of any portion of the subdivision where timber has been harvested in violation of Title 12, section 8869, subsection 14.
  - 1. Not applicable. Liquidation Harvesting is not a requirement of this project.*
19. Landscaping. An inventory of existing vegetation to be preserved; methods of preserving vegetation to be used during construction; a landscaping plan including planting locations, plant types, quantities and size and time of planting; fencing location, type and material and size.
  - 1. Not applicable. The extent of landscaping to be disturbed consists of existing lawn measuring approximately 300 square feet in area.*
20. Open Space. Designation on the plan of land to be permanently protected as open space; calculation of open space provided to meet the Open Space Impact Fee (Sec. 16-3-1(t)); location of easements; fee interest or easement deeds of open space to be conveyed to the Town or otherwise conserved;
  - 1. Not applicable. Open space designation is not a requirement of this project.*
21. Utilities. Evidence of the capacity to provide electrical and telephone facilities.
  - 1. Existing utilities shall be used.*
22. Phasing. A phasing plan showing the boundaries and name of each phase.
  - 1. This is a single phase project.*
23. Related information. Any other data as determined by the Planning Board to ascertain compliance with this Ordinance.