

Planning Board
Town of Cape Elizabeth
320 Ocean House Road
Cape Elizabeth, ME 04107

Re: Proposed Edgcomb Way Extension

14 February 2020

Ladies and Gentlemen:

Please find additional material for your consideration regarding the extension of Edgcomb Way proposed by Jay Cox for KGM, LLC. We are addressing the comments and request of the town's review engineer, as well as other comments received from the Board and town staff. We request that this matter be placed on the agenda for the March 17 regular Planning Board meeting, and we will be present to provide any further information and answer all questions at that time. Comments, additions and changes to the previous submittal as follows:

1. Re: Mr. Harding's 15 January letter point "2", please find additional drawing "L-4 Utility Plan" provided to indicate the planned location of water, power, sewer and signal installations on site. As noted, the final design will be per the requirements of the relevant utilities.
2. Re: the letter's point "5", we herewith request a waiver for the right-of-way width at the turnaround. As noted, the design deviates from the depiction in the addendum to the subdivision ordinance in that we propose a 45' ROW in places rather than a 50'. Also, the configuration is slightly different as we wish to exactly enclose the wetland impact area at the turnaround to provide guidance to those doing future maintenance on site.
3. Re: point "7", we have corrected the error on the detail sheet to indicate 2' grassed shoulders on both sides of the proposed road.
4. Re: point "8", the size of the water supply line has, in fact, been reviewed with Portland Water District. At this point, they are calling for a 2" copper supply line to cross Ocean House Road.
5. Re: point "10", the road name Edgcomb Way has been added to the drawings.
6. Re: points "11" through "13", please find Stormwater Management Report prepared by Tom Saucier, P.E. This report describes the effects of the proposed road extension on the downstream stormwater infrastructure; in short, it concludes that increase in stormwater flow will be insignificant. Also contained therein is an Inspection and Maintenance Plan for stormwater related infrastructure on site. The obligations mandated by this plan have been incorporated into the Road Maintenance Agreement requiring that any signer (any new lot benefitting from the frontage of Edgcomb Way) be responsible for the proscribed inspection and maintenance, after title transfers from the current owner. KGM, LLC will be responsible in the interim. Also to be noted: The Town has the right to enforce these obligations, as it has the right to enforce other obligations for maintenance, plowing, etc. A revised Road Maintenance Agreement is attached for your review.

7. Re: point "14", riprap scour protection has been added to the culvert design as indicated on the site plan.
8. Re: point "15", in previous projects and post approval, Mr. Malley has provided us with the suggested information regarding iron pins v. granite monuments. We have noted the plans to indicate that the final monumentation will be per his determination.
9. Screening has been added between the turnaround and the abutting neighbors the Ashmans. We propose seven Serbian Spruce trees, 6' tall, placed as indicated. Mr. Ashman assisted in siting these.

All other documents are unchanged.

Respectfully Submitted,

Jay Cox

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