



May 10, 2021
17472

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

Weare Property at 60 Beach Bluff Terrace Private Accessway Permit Review

Dear Maureen:

We have received and reviewed a revised March 25, 2021 submission package for the subject project. The submission package included a March 25, 2021 letter addressed to you from applicant Peter Weare with supporting documentation and a Site and Grading Plan drawing labeled S-1 and dated December 14, 2018. Based on our review of the submitted material and the project's conformance to the technical requirements with the Private Accessway standards of Section 19-7-9 of the Zoning Ordinance, we offer the following comments:

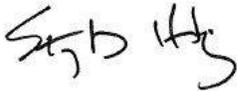
1. The applicant is proposing to construct a private well in lieu of the previously proposed extension of the public water main in Beach Bluff Terrace and new service connection to the private accessway residence.
2. We understand that the applicant would need to provide a more robust pavement restoration to install the water main extension in Beach Bluff Terrace as it has been paved and is currently under a 5-year moratorium. The applicant has estimated a \$50,000 cost of the previously approved public water extension and service connection. The applicant did not submit a construction cost estimate to support the estimated cost so we cannot confirm the \$50,000 estimate. While we also believe the cost to install a well would intuitively be a less expensive solution to providing water service to the new residence and recognize that construction costs are very difficult to project in the current construction climate, however, the \$50,000 cost appears to be high given the scope of the proposed water related improvements.
3. The submitted plan is from the project's past condition compliance stage of the original Planning Board approval and has been altered by handwritten notes to reflect the current amendment request. The plan should be revised as follows:
 - The previously proposed water main extension in Beach Bluff Terrace and the service extension to the new lot as well as the notes pertaining to these items should all be removed from this plan.

- The location area of the new well which has been added to the plan by hand should be shown to indicate a minimum 100-foot separation from the lot's own septic leach bed system and from any nearby existing septic systems.
- A note should be added to the plan which describes the purpose of the current amendment request.
- The revision block should be updated with a new status line and the design engineer should stamp the revised plan with a new date to confirm that he is in agreement with the proposed amendment.

We trust that these comments will assist the Planning Board in their deliberations on this project's amendment request. 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 "Stephen D. Harding".

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

cc: Peter Weare, Applicant