

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

Date: May 12, 2021
To: Maureen O'Meara, Town Planner
From: Jay Reynolds, Public Works Director 
Re: Review of Carr Woods Development: Deep Brook Road

Thank you for the opportunity to provide review comments for the above-stated application. In response, I offer the following review comments:

- Stormwater: As noted in Kristie Rabasca's letter dated 5/11/21, the development will be required to develop a post-construction stormwater management plan pursuant to Chapter 25 of the Town's ordinance. The applicant's HOA documents, along with the stormwater report submitted, should be modified to reflect this requirement.
- Utilities:
 - The project is proposing to connect a new sanitary sewer system to an existing cross-country sewer system owned by the Portland Water District. The applicant should provide to the Town their approval from the Water District to connect to their system. A sewer capacity letter should also be obtained and provided to the Town.
 - The plans (profile sheets 1 and 2) show a proposed 6" diameter sewer system in Deep Brook Road that will serve the new development. Sewer mains are typically a minimum of 8" in diameter, per wastewater design methods and standards. This diameter should be increased to 8" in diameter.
 - On the site, utility, and layout plan - sheet 1, the proposed sewer system exits the proposed right-of-way/common area, and traverses over the lot for Unit #3. The sewer line should either be relocated to fall within the right-of-way by adding a sewer manhole, or a utility easement over the lot for unit #3 should be developed.
 - Also on the site, utility, and layout plan, the proposed gas utility line and underground electric/phone/communications lines are in close proximity to one another. The applicant should provide approvals from each utility (Unitil/CMP/Spectrum/Consolidated Communications) that demonstrate that the appropriate 'utility separation distances' are being met.
 - The development is proposing to connect to an existing storm drain system that runs cross-country across several properties. This system eventually connects to the Town's system in Shore Road. It should be noted that the system the development is connecting to is not a public system. Because the drainage system is privately-owned, the applicant should secure all necessary rights/approvals to connect to the system.
- Layout:
 - It should be noted that the Town is in the early stages of planning a complete reconstruction of Shore Road. Any improvements made by this development in the Shore Road right-of-way may be altered in the future with the reconstruction of Shore Road.

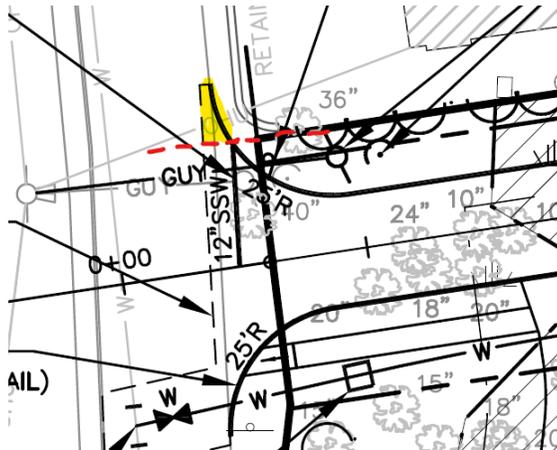
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- In my initial pre-application conversation with the design engineer, it was noted that the proposed access/radius of Deep Brook Drive goes beyond the side property line and along the frontage of the neighboring property. The applicant should revise the entrance so that the radius does not encroach past the side property line of the development's lot. See sketch:



- I have reviewed the traffic study submitted and offer no comments.