



August 10, 2021
18544-04

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

**Subject: Ocean House Commons, 326 Ocean House Road
Amended Subdivision Permit – Concrete Slip Form Curb Substitution**

Dear Maureen:

We have received and reviewed a July 29, 2021 submission package proposing the substitution of the previously approved granite curbing with slip form granite curb. The submission package included a July 29, 2021 memorandum addressed to you and the Planning Board Members as prepared by Greg Shinberg of Shinberg Consulting, LLC and a July 26, 2021 markup by Shinberg Consulting of a February 25, 2020 revision of the Ocean House Common Subdivision Layout & Lighting Plan, Drawing L2, as prepared by Mitchell & Associates.

Based on our review of the submitted material and the project's conformance to the technical requirements of Section 16-2-5 Subdivision Amendments De Minimis Change; we offer the following comments:

1. We have discussed with the Public Works Director the proposed substitution of concrete slip form curbing for the previously approved granite curbing and we are both supportive of this proposed change given that slip form concrete curb has been used in the other sites within the Town Center and the Town has also used the slip form concrete curbing on roadway projects with very good results. Further, we believe that the short section of granite curbing proposed to remain as granite near the Town Hall parking lot connection should be converted to slip form concrete as well.
2. The applicant should provide the proposed mold type of curbing. Given that a large percentage of the curbing will be placed alongside a paved sidewalk, a vertical form should be considered.
3. The applicant should also receive concurrence of the plan changes from the original designer of record, John Mitchell of Mitchell & Associates, as his seal still appears on the submitted drawing.

Should there be any questions or comments regarding our review of this proposed substitution submission, please do not hesitate to contact us.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "SDH" followed by a stylized flourish.

Stephen D. Harding, P.E.
Town Engineer

SDH:sdh

cc: Greg Shinberg, Shinberg Consulting
Jay Reynolds, Public Works Director
Ben McDougal, Code Enforcement Officer