

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: January 21, 2020
SUBJECT: Edgecomb Way Private Rd Extension, RP Permit

Introduction

Jay Cox is requesting review to extend the Edgecomb Way Private Road (located in the area of 75 Ocean House Rd) and a Resource Protection Permit to alter 3,988 sq. ft. of RP2 wetland. The Planning Board has previously approved a combined Edgecomb Way Private Rd/Private Accessway. The application will be reviewed for compliance with Sec. 19-7-9, Private Roads, and Sec. 19-8-3, Resource Protection Permit.

Procedure

- The Board should begin by having the applicant introduce the project.
- The Board should allow public comment on completeness.
- The Board then makes a finding of completeness. If the application is deemed incomplete, board members should identify the information needed to make the application complete and no substantive discussion of the application should occur. If the application is deemed complete, substantive review may begin.
- The board should decide if a site walk and/or public hearing will be scheduled.
- At the close of discussion, the board has the option to approve, approve with conditions, deny or table the application.

Summary of Completeness

The comments of the Town Engineer and the completeness checklists are attached. Below is a summary of possible incomplete items:

Private Road Review

5. Potable water. The applicant is proposing to install public water infrastructure sized for anticipated lots at the time of road construction. More construction detail information is recommended.
8. Sewage disposal. The applicant is proposing to install public sewer infrastructure sized for anticipated lots at the time of road construction. More construction detail information is recommended.

17. Stormwater. The Town Engineer is requesting additional information regarding capacity for stormwater flows from the point stormwater discharges from the proposed Edgecomb Way culvert to the point it enters the culvert under Spurwink Ave.

Motions for the Board to Consider

A. Motion for Completeness

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Jay Cox to extend the Edgecomb Way Private Road (located in the area of 75 Ocean House Rd) and a Resource Protection Permit to alter 3,988 sq. ft. of RP2 wetland be deemed (complete/incomplete).

B. Motion to Table (with public hearing)

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Jay Cox to extend the Edgecomb Way Private Road (located in the area of 75 Ocean House Rd) and a Resource Protection Permit to alter 3,988 sq. ft. of RP2 wetland be tabled to the regular February 24, 2020 meeting of the Planning Board, at which time a public hearing will be held.

Project: Edgecomb Way Private Rd extension
Applicant: Jay Cox
Location: Edgecomb Way at 75 Ocean House Rd

Date: January, 21, 2020

Minor Subdivision Review
Application Completeness Checklist
(Subdivision Ordinance, Appendix A)

- Y 1. Right, Title or Interest
- Y 2. Name of Subdivision/Applicant
- Y 3. Survey
- Y 4. Water Pollution Evaluation: Topography, Surface drainage, Soils, Air
- P 5. Potable Water
- Y 6. Erosion
- Y 7. Traffic
- P 8. Sewage Disposal
- Y 9. Solid Waste Disposal
- N/A 10. Aesthetic, cultural and natural information
- Y 11. Local Regulations
- Y 12. Financial and Technical Capability
- Y 13. Surface Waters
- N/A 14. Ground Water
- Y 15. Floodplain
- Y 16. Wetlands
- P 17. Stormwater/Phosphorus
- N/A 18. Liquidation Harvesting
- N/A 19. Landscaping
- N/A 20. Open Space
- Y 21. Utilities
- N/A 22. Phasing
- N/A 23. Related information

Y = Yes, information has been provided
N = No, information has not been provided

P = Partial information has been provided

W = A waiver has been requested from submitting the information

N/A = Not applicable to this application

PROJECT: Edgecomb Way Private Rd extension

DATE: January 21, 2020

APPLICANT: Jay Cox

**RESOURCE PROTECTION PERMIT
APPLICATION COMPLETENESS CHECKLIST
(Section 19-8-3(2)(c) of the Zoning Ordinance)**

- _Y_ 1. Detailed Site Plan;
- _Y_ 2. Topographic map showing the location and slope of all existing grades and all proposed grades upon completion of the proposed alteration (1-foot contour intervals/2-foot contour intervals);
- _Y_ 3. Written description of the entire parcel and the location of the wetland;
- _Y_ 4. Names and property locations of all abutting property owners;
- _Y_ 5. Written description and a map of the vegetative cover and the wetland upland edge of the site prepared by a botanist or wetland specialist;
- _Y_ 6. Written description and a high intensity soils map of the site's underlying soils, the location of hydric soils, and the wetland upland edge prepared by a certified soils scientist;
- N/A 7. Map indicating the wetland upland edge based on hydrology, if needed;
- _Y_ 8. Location and flow direction of all existing watercourses, ponds and standing water;
- _P_ 9. Stormwater runoff plan prepared by a professional engineer;
- _Y_ 10. Delineation of the portion of the lot that is buildable and the proposed footprints of the buildings and structures;
- _Y_ 11. Information on the exact sites and specifications for all proposed draining, filling, grading, dredging, and vegetation removal;
- _Y_ 12. Statement about the purpose of the project and why the proposed activity cannot be located at other sites;
- N/A 13. Mitigation measures, if any; and
- N/A 14. Any additional information required by the Town Planner.
- _Y_ Evidence of right, title and interest in the property to be reviewed.