

November 9, 2021  
21925

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

Subject: Turkey Hill Farm, 120 Old Ocean House Road  
Site Plan and Conditional Use Permit Review

Dear Maureen:

We have received and reviewed a submission package dated October 29, 2021 for the subject project. The package included an October 29, 2021 cover letter from John Mitchell of Mitchell & Associates, an October 29, 2021 Grading and Drainage Plan, Drawing L-2, as prepared by Mitchell & Associates, and a September 23, 2009 Conservation Easement Plan as prepared by Oest Associates, Inc. as shown on an October 29, 2021 Existing Conditions plan as prepared by Mitchell & Associates. The package also included other supporting documentation. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9 Site Plan Completeness, Section 19-8-3; we offer the following comments:

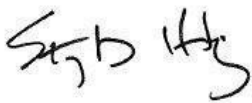
1. The applicant, the Cape Elizabeth Land Trust (CELT), is proposed to expand upon their use of the Turkey Hill Farm facilities which will require additional parking and other supporting elements to be able to conduct these events and hold on-site meetings. CELT is proposing to create 108 additional parking spaces in three parking area as indicated on Drawing L-2, however, no earthwork or the installation of new surfaces is proposed as all of the parking will take place in areas with grass surfaces. Additional bathroom facilities are also proposed to support the on-site events and meetings.
2. We understand that the Board will be conducting a completeness review for this project at their upcoming meeting. Some of our following comments should be considered beyond the completeness level and have been provided here to facilitate future submissions and reviews of the project. It should be noted that additional submitted information may result in additional review comments.
3. As a minor point, the designer should consider renaming the title of Drawing L-2 to a title such as "Site Plan" which would more suitably describe the nature of the plan.
4. The one-way access drives throughout the site are graphically shown to be at approximately 9.5 feet wide. In our conversations with the Fire Chief, this width would be too narrow for the Town fire trucks to negotiate. Possible solutions would be to lengthen the parking spaces along the one-way circulation areas from the access drive to so that vehicles park off of the travel way by at least 1-foot to create a wider clearance area and to widen the curved portion of the access drive for greater ease of circulation for fire trucks through the site.

5. The two-way access drives on the site are also graphically shown to be at approximately 9.5 feet wide. The designer and the applicant should either expand the width of the access drive to appropriately accommodate two-way traffic or devise a traffic management plan strategy that would control circulation throughout the site such that the narrow width access drive can effectively be used to allow proper traffic flow during events and meetings.
6. The Drawing L1 should be sealed by the appropriate professional.
7. There are two proposed handicap parking spaces depicted on Drawing L2. To be in compliance with ADA guidelines for a total of 108 spaces, five of these spaces would need to be handicap accessible with one of those spaces being van accessible. Further in order to meet ADA guidelines, the ground surface of these accessible spaces needs to be stable, firm, and slip resistant which would eliminate grass surfaces from being used. The designer should revise the drawing to include a suitable parking surface for the five handicap parking spaces and their associated aiseways. Dimensions of the spaces and aisles as well as details of the surface buildup and signage should also be added to the plan.
8. The applicant is requesting a waiver of providing a two-foot contours with an associated benchmark given that no earthwork is being proposed. While we agree that no substantial earthwork is being proposed, an expansion of parking spaces on existing surfaces is being proposed which will rely on the existing on-site terrain to be documented as suitable. As two-foot contours are readily available through the Town's GIS coordinator, we do not believe it would be a hardship for these contours to be graphically added to the plan along with a description of the vertical and horizontal datum. In doing so, the applicant will be able to demonstrate that the proposed parking locations will be placed in areas with suitable slopes.
9. The applicant is also requesting a waiver of providing formal stormwater calculations given that no earthwork is being proposed. In consideration of the limited nature of the proposed project, we support the granting of this waiver. Further, should future revisions to the project plans depict impervious surface improvements for handicap accessible parking areas, we would still support a waiver of the stormwater calculations.

We trust that these comments will assist the Board during their deliberations on this project. Should there be any questions or comments regarding our review, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen D. Harding, P.E.  
Town Engineer

SDH:sdh

cc: John Mitchell, Mitchell & Associates  
Peter Gleeson, Cape Elizabeth Fire Chief