



May 13, 2020
17213-01

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

Subject: 287 Ocean House Road – Lumber Retail Store Site Plan Review

Dear Maureen:

We have received and reviewed a submission package dated April 29, 2020 for the subject project. The package included an April 29, 2020 cover letter from Travis Letellier of Northeast Civil Solutions, a five (5) drawing plan set with most of the drawings being dated May 1, 2020 as prepared by Northeast Civil Solutions, four (4) architectural building plans also dated May 1, 2020, and supporting documentation. The Northeast Civil Solutions "Boundary and Existing Conditions Survey" drawing within the submitted set is revision dated March 5, 2020. The revisions to the plans in this submission have addressed many of the comments that we provided in our April 15, 2020 review comment letter. Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9 Site Plan Completeness, we offer the following comments:

1. The applicant is proposing to develop a 0.93-acre parcel in the Town Center that formerly was a site for a convenience store/gas station. The applicant is proposing to rehabilitate the existing structure on the site to create a hardware/lumber retail facility with office space and an area for classes. A covered outdoor material storage rack is proposed to be added to the north of the main structure. The former gas station canopy has been removed from the site and the applicant proposes to regrade and resurface a portion of the former impervious pavement footprint on the site to create 22 parking spaces to serve the various proposed uses. The result will be a 35% reduction from the previous impervious surface coverage on the site.
2. In response to a comment in our April 15th letter, the applicant appears amenable to granting the Town a pedestrian easement for the section of the sidewalk along Scott Dyer Road that is currently located on the applicant's property. This easement should also include the school flashing light/sign and its electrical power connection to the nearby utility pole. The easement should be recorded to formally allow the public to utilize the walk and the give the Town the rights to maintain and improve the sidewalk. The limits of the easement should be added to the Site & Layout Plan for future reference.
3. The submission materials indicate that the applicant is currently in the process of updating the site's Maine Department of Environmental Protection's (DEP) Voluntary Response Action Program (VRAP) status and that the Town will receive a copy of the DEP's VRAP documentation at the completion of the VRAP update.
4. Additional documentation has been provided regarding the need for the shrub removal at the easterly portion of the site near the Ocean House Road/Scott Dyer Road intersection as noted in the March 22, 2020 Traffic Assessment Report as prepared by William Bray, P.E. of Traffic

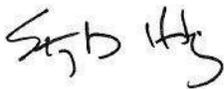
Solutions. According to the traffic report, the removal of the shrubbery is recommended to improve the site distance to the east from the Scott Dyer Road drive connection. While the report recommends the shrub vegetation to be removed, the Site & Layout Plan contains a note to preserve the existing vegetation and landscaping in this portion of the site. The documentation in the submission package also includes an April 24, 2020 email from Traffic Engineer Bill Bray which reiterates that the shrubs should be removed and that MDOT should be consulted if there is any ambiguity that the shrubs may be located in the right of way.

As this section of the roadway is in the Urban Compact Zone, the Public Works Director should be consulted as to the limits of vegetation removal in the right of way as the MDOT generally concedes the control of these types of issues to the local authority. The landscaping to be removed should be described and noted on the plan along with the need for prior consultation that may be needed for plant removal in the right of way. The Planning Board should review the vegetation to be removed and determine if replacement plantings should be provided further away from the roadway so as not to interfere with sight distance lines from the Scott Dyer Road site driveway.

5. The plan now includes a walkway connection from a proposed painted crosswalk on the interior of the site to an existing bituminous sidewalk located to the north of the Ocean House Road driveway access to the site. A short section of this walk connecting to the existing walk will be located on an existing grass surface area so the plans should add a detail or a note which describes the gravel and pavement buildup of this section of new walk. The remainder of walkway area appears to be within existing paved area and is proposed to be delineated by a solid white line from the travel aisle. As the walkway will be flush with the adjacent pavement, the Planning Board may wish to review with the applicant the benefit of more clearly delineating the pedestrian area by continuing the painted crosswalk symbol to the existing walkway.
6. As a minor point, the designer is proposing to remove a portion of the southerly concrete island for the new seven parking spaces in front of the building. The plan currently shows a sharp angle near the travel aisle at the end of the last space next to this island. For vehicle safety, this angle point should be replaced with a radius to soften the transition. The radius dimension should also be added to the plan.

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: Brandon Binette, Northeast Civil Solutions
Bob Malley, Cape Elizabeth Public Works Director