



March 31, 2022

TO: James H. Huebner, Chair, Cape Elizabeth Planning Board

CC: Maureen O'Meara, Cape Elizabeth Town Planner

RE: 498 Spur RPP – March 2022 Amendments

Submitted by Ardath Dixon, Stewardship Manager, Cape Elizabeth Land Trust

Dear Chair Huebner and members of the Cape Elizabeth Planning Board,

The Cape Elizabeth Land Trust seeks approval to amend the Resource Protection Permit issued in October 2020 for trail bridge and boardwalks at Runaway Farm (498 Spurwink Ave).

These amendments were initially presented at the June 2021 Planning Board workshop and were discussed at the March 2022 Planning Board Meeting. They amend three boardwalks for the 498 Spur Resource Protection Permit, described in the table below and shown in the maps attached.

The table was updated since the February 28, 2022 letter to demonstrate the subtraction of existing permits (location 1) and subtraction of wetland impact due to the removal of the existing boardwalk (location 14). This aligns with Sebago Technics' specific recommendation from their March 8, 2022 Resource Protection Permit Review letter to the Town of Cape Elizabeth.

The calculations were also adjusted to assume that sleepers are placed every 4 feet under the runners to permit support where needed, as discussed at the March 8, 2022 Conservation Committee meeting. The impact calculations were made using CELT's Standard Boardwalk Design, which is the same design approved at the October 2020 Planning Board meeting and utilized in earlier phases of the project. The design uses 3" x 10" x variable length runners and 6" x 6" x 4' sleepers (see attached plan).

Loc. No.	Notes	2022 Proposed Length (ft)	Direct Impact Area (ft^2)	Indirect Impact Area (ft^2)	Sum Impact Areas (ft^2)
1	13' boardwalk was approved in 2020; seeking to lengthen by 155' in 2022	168 – 13 = 155 additional	86 – 6 = 80 additional	367 – 31 = 336 additional	453 – 37 = 416 additional
14	Current walkway crosses on neighboring property; seek to move north-east onto CELT land, lengthening 10' on either end. Would remove 100' wetland crossing and replace with 120' wetland crossing	120 – 100 = 20 additional	62 – 42 = 20 additional	262 – 174 = 88 additional	324 – 216 = 108 additional
15	One plank length to address muddy section of existing trail near the walkway crossing #14 above	8	4	23	27
<b>Total New Wetland Boardwalk Permit Requests</b>		<b>183</b>	<b>104</b>	<b>447</b>	<b>551</b>

The attached maps now include a third, zoomed in to show more detail for location 1, as requested at the March 8, 2022 Planning Board meeting. They were also updated with new values in the tables, aligning with those shown in the above table.

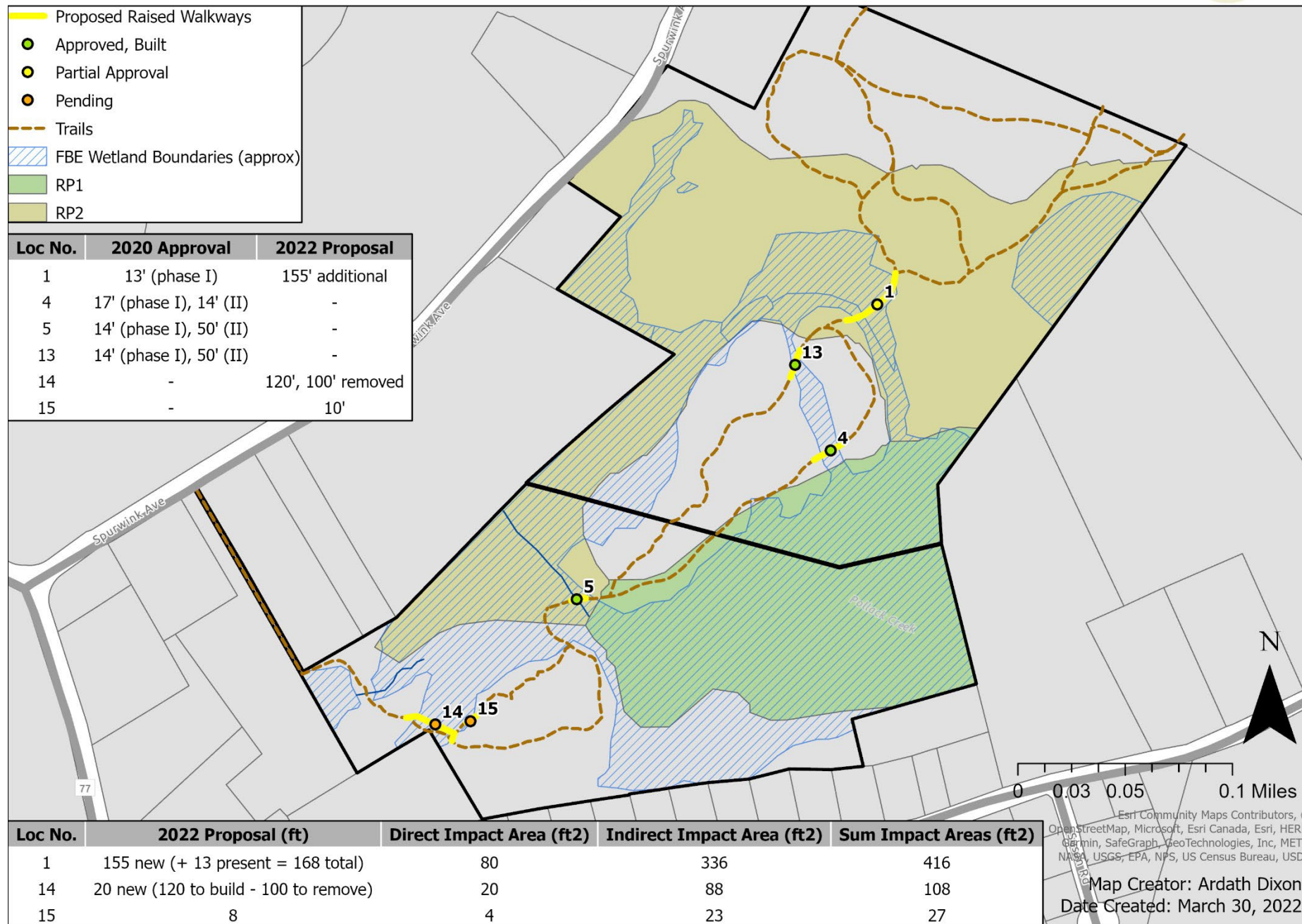
Since this is an amendment, please see the October 2, 2020 Planning Board memo and the July 27, 2020 Resource Protection Permit application for the remaining necessary site information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ardath C. Dixon', written in a cursive style.

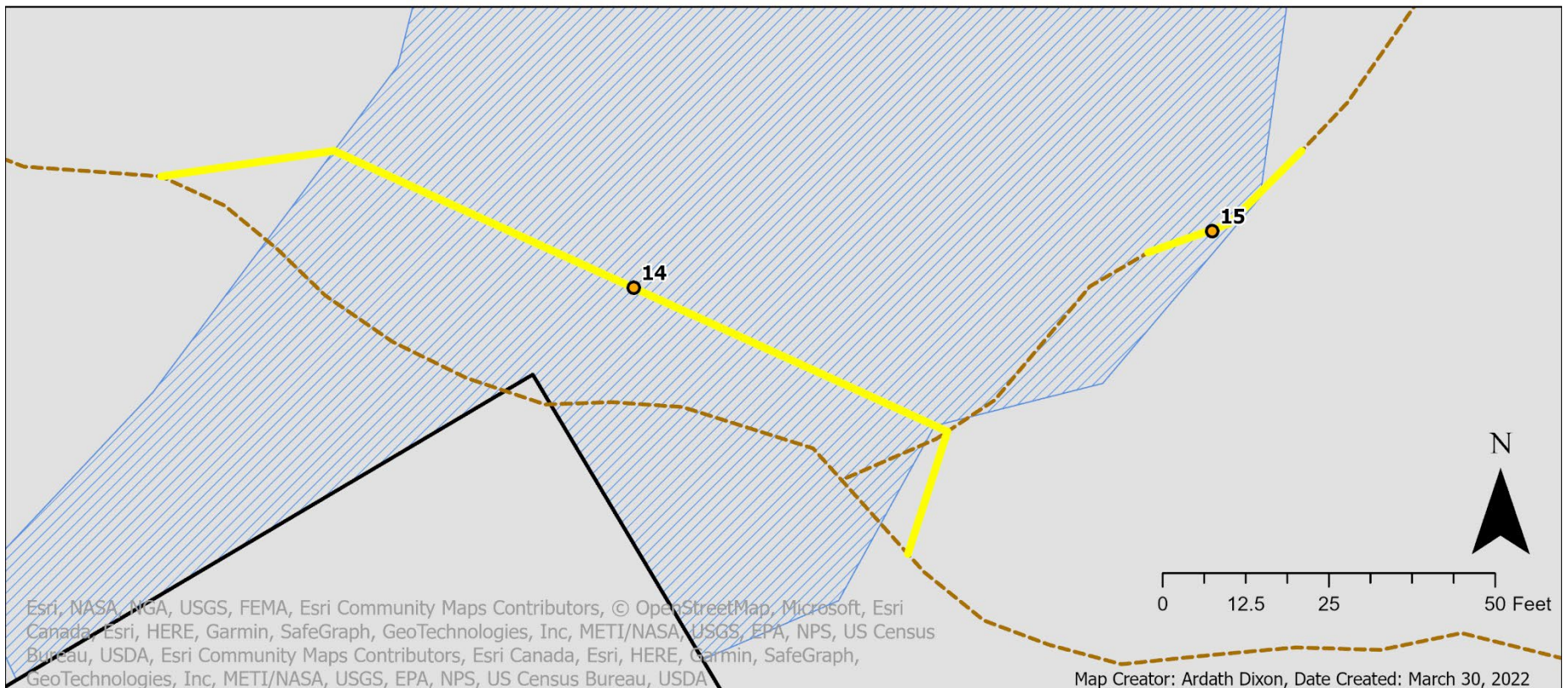
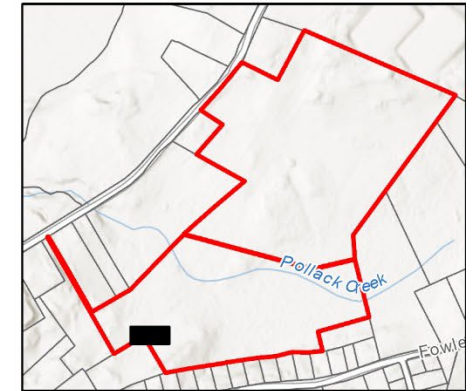
Ardath C. Dixon  
Stewardship Manager  
Cape Elizabeth Land Trust

# Runaway Farm Proposal





# Runaway Farm (498 Spurwink) Boardwalks Proposal

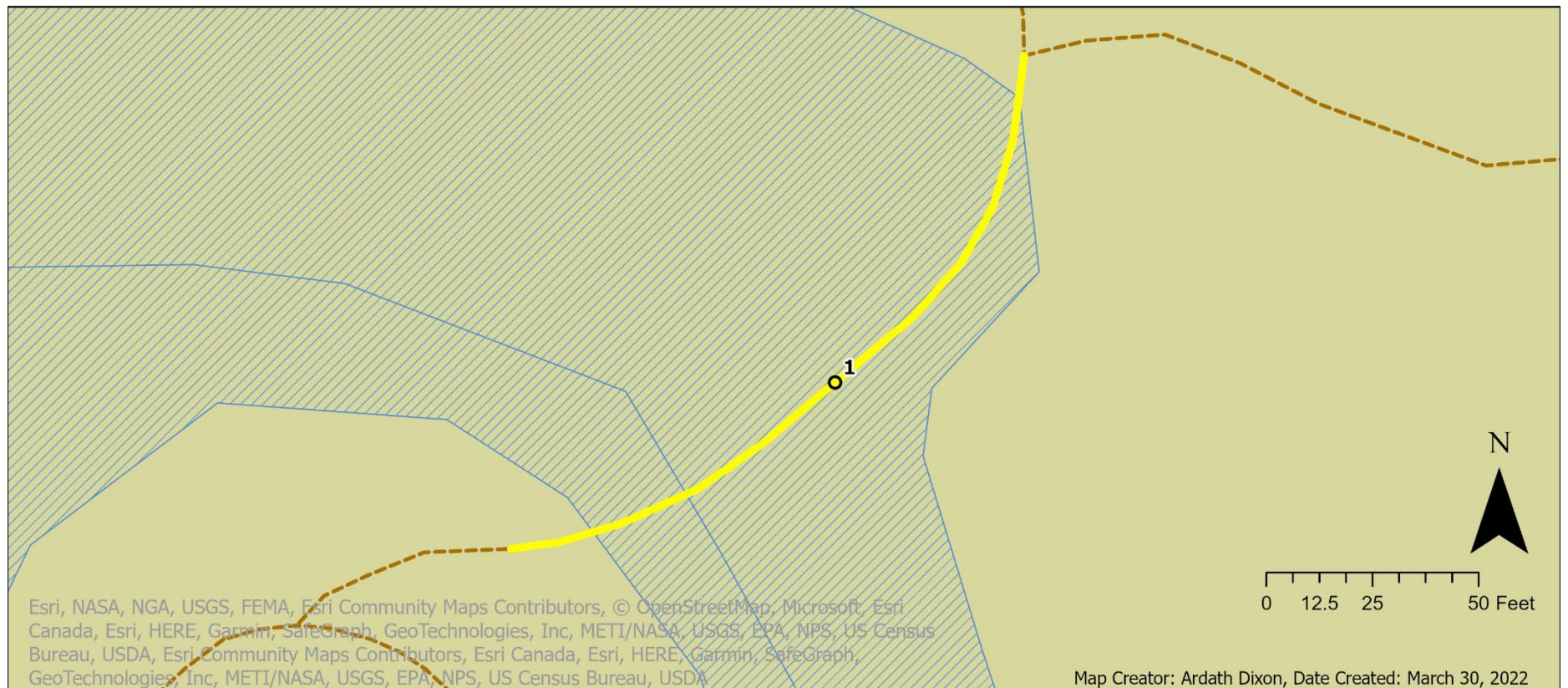
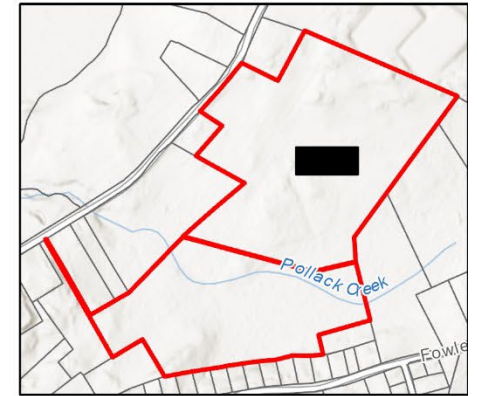


- Approved, Built
- Partial Approval
- Pending
- Proposed Raised Walkways
- Trails
- ▨ FBE Wetland Boundaries (approx)
- RP1
- RP2

Location No.	14	15
Length	20 ft new (120 built - 100 removed)	8 ft
Direct Impact Area	20 sq ft new (62 built - 42 removed)	4 sq ft
Indirect Impact Area	88 sq ft new (262 built - 174 removed)	23 sq ft
Total (sum) Impact Areas	108 sq ft new (324 built - 216 removed)	27 sq ft



# Runaway Farm (498 Spurwink) Boardwalks Proposal

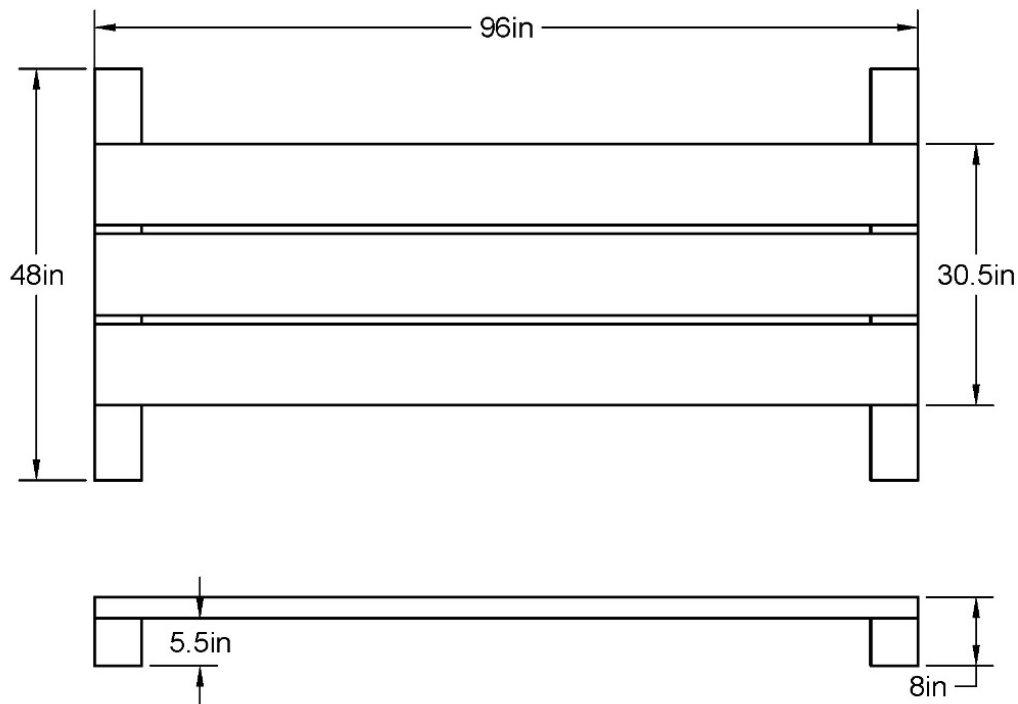


- Approved, Built
- Partial Approval
- Pending
- Proposed Raised Walkways
- - - Trails
- ▨ FBE Wetland Boundaries (approx)
- RP1
- RP2

Location No.	1
Length	155 ft new (+ 13 present, 168 total)
Direct Impact Area	80 sq ft new (+ 6 present, 86 total)
Indirect Impact Area	336 sq ft new (+ 31 present, 367 total)
Total (sum) Impact Areas	416 sq ft new (+ 37 present, 453 total)

3"x10"x variable length runners

6"x6"x4' Sleeper



**Notes:**

- Use pressure treated lumber for sleepers
- Gap between runners maximum 1" for bike safety
- 4"x4" sleepers may be substituted in drier areas

**PROJECT**

**CELT Boardwalks**

**TITLE**

**Standard Boardwalk Segment  
(variable length)**

APPROVED

CHECKED

SIZE

A

CODE

DWG NO

REV

DRAWN Philip Mathieu 10/15/2020

SCALE 1:20

WEIGHT

SHEET 1/1