



June 8, 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 May 28, 2020 for the subject project. The package included a May 28, 2020 cover letter from Travis Letellier of Northeast Civil Solutions with supporting documentation along with a nine (9) drawing plan set consisting of the following drawings:

- a Title Sheet and three site civil drawings dated May 29, 2020 as prepared by Northeast Civil Solutions;
- a plan entitled "Boundary and Existing Conditions Survey" dated March 5, 2020 as prepared by Northeast Civil Solutions;
- three architectural building plans dated June 16, 2020; and
- a "Site Lighting Layout" plan dated May 28, 2020 as prepared by Swaney Lighting.

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. The applicant has stated that he is 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 and it has been suggested within the submission package that the easement could be accomplished as a condition to the Planning Board's approval of this Site Plan. It would seem that it would be better to agree on the limits and language of the easement beforehand to ensure that it includes the school flashing light/sign and its electrical power connection to the nearby utility pole as well as the sidewalk area. 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 with the limits of the easement should be added to the Site & Layout Plan to be readily referenced in the future.

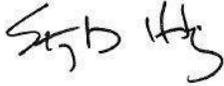
3. The submission materials continue to provide supporting information to indicate that the applicant is currently in the process of updating the site's Maine Department of Environmental Protection's (DEP) Voluntary Response Action Program (VRAP) status and that the Town will receive a copy of the DEP's VRAP documentation at the completion of the VRAP update to ensure that the DEP approval is consistent with the Planning Board approval.
4. The response in the cover letter to our comment 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 indicated that the Planning Board determined at the recent site walk that the shrub removal was not necessary. As the previous project submission package also included an April 24, 2020 email from Traffic Engineer Bill Bray which reiterated that the shrubs should be removed to enhance the visibility of the Ocean House Road intersection from the Scott Dyer Road site driveway connection, the Planning Board should confirm that the applicant is not required to remove the shrub vegetation at the intersection.

Should the Planning Board determine that the shrub removal is warranted, 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 in the Urban Compact Zone. If landscaping is to be removed, it should also be described and noted on the plan along with the need for prior consultation that may be needed with the Public Works Director for plant removal in the right of way.

5. The plan now includes a revised 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 from the property line of the Lumbery site connecting to the existing walk within the Ocean House Road right of way will be located on an existing grass surface area which is not shown on the plan so this connecting piece should be added. The plans call out a Stone Dust Path so a detail or a note which describes the buildup of this section of new walk should also be added to the plans. It should be noted that a stone dust path in this setting would be difficult to maintain particularly for use in the winter months. We would suggest a firmer and more consistent surface be considered for year-round use and ease of maintenance.
6. The Site Plan includes several light poles to be removed. The designer should clarify on the plans whether this removal will include the bases of the poles which often are placed with the top of the concrete base elevation being one to two feet above grade in the former convenience/gas station use of the site.

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.

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