



July 6, 2020
17288-03

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

Re: Amended Site Plan Application Amendment – School/Municipal Complex
Phase 2 – Accessible Walkway Improvements
Map U21/Lot 12

Dear Maureen:

Sebago Technics is pleased to submit the enclosed Planning Board Application on behalf of our client, the Town of Cape Elizabeth, for the Phase 2 proposed accessible walkway improvement project. This submission package is for the extension, Phase 2, of the accessible ramp that was previously approved and recently constructed at the municipal/school complex. The project is located in the TC-Town Center Zone and is internal to the overall lot and adjacent to the multi-purpose field. The Phase 2 walkway will be extended over currently grass covered open areas starting from the newly constructed Phase 1 viewing box located near the baseball field (aka Holman Field). The walkway to be constructed in a general southerly direction to connect to an existing paved walkway that provides access to both the tennis courts and a paved parking lot area to the east of the tennis courts.

Project Scope:

This project entails the construction of a new 5-foot wide bituminous asphalt accessible route. This walkway will connect the existing viewing box between the baseball and multi-purpose fields to an existing walkway that goes between the nearby lower parking lot to the tennis courts. The new walkway will extend for a distance of approximately 426-feet and will create a new impervious surface coverage of approximately 2,159 square feet. The alignment of the walkway will need to traverse through several turns in order to provide a walkway surface grade that meets the ADA walkway criteria of not exceeding a 5-percent grade for more than a 30-inch vertical drop in elevation. In accordance with ADA guidelines, the walkway will include 5-foot long relatively "flat" transition areas not exceeding a 2-percent grade in between the steeper ramped sections. In doing so, the walkway will be in compliance with ADA criteria and will not require a handrail

Also included in this project will be the regrading and resurfacing of an approximately 112-linear (560+/- square feet) foot portion of the existing walkway and the installation of granite curb transition improvements between this existing portion of the paved walkway and the existing wooden pedestrian bridge that spans an open drainage way between the tennis courts and the paved parking lot.

In total, the project will disturb 11,760 square feet not including the area of the planned rebuilt portion of the existing walkway connecting the tennis courts to the paved parking lot. Disturbed areas resulting from the project's construction that are not being surfaced with asphalt will instead be graded and revegetated into grass areas that will continue to be mowed in the future.

This Phase 2 walkway connection project will provide an important accessibility and mobility upgrade for users of the sports field complex and is anticipated to proceed upon approval of the required permit as a Town-funded project in the 2020 construction season. As noted during the recent Planning Board workshop meeting, the Town is requesting an expedited review of the project and is also considering the release of construction bidding documents prior to the project's Planning Board approval so that the project can possibly be completed prior to the commencement of the school sessions in the fall. The award of the project would not occur until after the Planning Board approval and any changes implemented during the approval process would need to be reflected in the selected contractor's agreement prior to commencement of the project work.

Other approvals:

Additional regulatory agency review and approvals are not required for this project. We note that this project, as with the recently completed Phase 1 walkway ramp is eligible for the Maine Department of Environmental Protection MRS Title 38, Ch. 3. Protection and Improvement of Waters 27. Exemption for educational institutions. This provision allows an exemption for additional disturbed areas not to be revegetated under 30,000 square feet ground area in any calendar year and not exceeding 60,000 square feet ground area in total. The exemption requires an annual notification to the Department that includes plans certified by a Professional Engineer. Therefore, a formal revision to the existing Maine DEP Site Location of Development permit approval for the School/Municipal Complex (#L-18669-22-E-M) is not required for these planned Phase 2 accessibility improvements.

List of Submission items (Section 19-9-4.C.2):

a. Evidence of Title, Right, & Interest:

Waiver from submittal requested as this information is not included in this application submission. The Town of Cape Elizabeth owns the site and title documents are on file with the Town.

b. Written description:

See above, Project Scope.

c. Name of Project/Applicant

The name and address of the owner/applicant is shown on the appended application form. A list of adjoining property owners has been included with this application. The project is internal to the overall parcel and located within the school athletic fields complex. The site is not in close proximity to any residences.

- d. Survey:** Boundary information is on file with the Town. We respectfully request a waiver from offering full boundary information for the municipal/school campus as part of this submittal package.

e. Existing Conditions

The physical features within and adjacent to the project area are shown on the enclosed site plans. The site improvements are not located in a Resource Protection District or associated buffer nor is the work near significant vegetation, watercourses, wetlands, a floodplain, or a designated subsurface septic disposal area.

f. Topography:

Existing and proposed topography at one-foot intervals and proposed spot-grades are shown on the attached site plans. The survey is referenced to the North American Vertical Datum of 1988 (NAVD88).

g. Buildings:

The project is not located in close proximity to existing buildings and the proposed project scope does not include new building construction.

h. Traffic Access and Parking:

The improvements do not include changes to existing parking spaces, drives, circulation nor will there be an increase in traffic associated with the project. Two handicap accessible spacing meeting grade and painted symbol ADA guidelines are currently existing and appropriately located within the parking lot near the tennis courts. Only one of those spaces currently includes a handicap sign, however, so a second sign will be added to the easterly space.

i. Storm water:

No structural revisions to the existing stormwater management features are proposed for this project. The project has been graded to utilize the existing stormwater system. In accordance with the *Summary Chart of Stormwater Submission Requirements and Review Standards*, Pg. 270 (supplements ordinance provisions) a proposed increase in pre/post impervious surface of less than 10,000 square feet does not require submittal information prepared by a Professional Engineer or pre/post calculations.

The proposed improvements will result in a total additional impervious surface area of approximately 2,159 square feet. All of the Phase 2 walkway will be built on existing mowed grass surfaces. All of runoff generated from the new paved walk surfaces will sheet flow from the linear paved path project area into surrounding grass surfaces which

in effect will be providing a Low Impact Development (LID) feature to mitigate the incremental increase in runoff and act to treat the surface flow. Most of the runoff will tend to be absorbed into the grass covered areas while any excess runoff from the lower portion of the path will continue draining to the two, existing receiving 8-inch culverts under the walkway to the east of the tennis court as occurs in the area's existing drainage condition. A new 12-inch diameter culvert will be added under the new walk near the existing walkway connection to convey surface water from the east side of the new walk to the existing culverts' inlets.

The two eight-inch culverts under the existing tennis court/lower parking lot connection walk discharges through a rip rap lined drainage way in generally a southerly direction to be collected into the school's enclosed drainage system that eventually conveys surface water into the Spurwink Marsh via an outfall pipe located to the west of Hannaford Field. Although the increase in runoff from this linear project will be minimal, it should be noted that Sebago Technics completed a November 22, 2020 drainage study which included this portion of the Town's school complex stormwater system. The study concluded that the Town's drainage system could be improved for capacity and function by implementing four potential improvements. Improvement #4 of that study was to repair the outfall condition of the discharge location of the pipe to eliminate a vegetation growth barrier and the resulting tailwater condition which was compromising the outflow condition of the pipe. The Town is in the process of completing this suggested maintenance improvement which will restore the original design capacity of this storm drainage pipe system's collection and conveyance system.

The runoff from the project area will predominately be spread out with only a relatively isolated portions of the walkway's runoff being collected in shallow swales alongside the walk and then discharged over open grass covered surfaces. Due to its linear configuration and the grass surfaces receiving the flow from the new walkway surface, the project runoff does not represent a significant increase in the rate of runoff to the receiving drainage system or to the marsh. Disturbed areas beyond the footprint of the new paved walkway will be revegetated with grass and continue to be maintained as a lawn area. No erosive flow or adverse drainage conditions will result due this project's construction.

j. Erosion Control:

Erosion controls are shown on the appended site plans and details. The written ESC Plans is included on the plan sheets.

k. Utilities:

- i. Water – There are no water related utilities that will be constructed or impacted by this project.
- ii. Sewage Disposal – Although the new walkway will cross over an existing sanitary sewer pipe, there are no sanitary sewer utilities that will be constructed or impacted by this project.

iii. Storm Drainage - Although the new walkway will cross over an existing storm drainage pipe, there are no existing stormwater infrastructure utilities that will be impacted by this project.

iv. Underground Electrical Power – There is an underground power line that exists to generally to the west of the new walkway area and to the east side of the tennis courts. While this electrical line also runs in a north-south alignment, the new path will not impact the electrical line.

v. Other utilities – There are no other utilities that will be constructed or impacted by this project.

vi. Solid/Other Waste Disposal

The project will not create additional post-construction solid waste. Construction period solid waste (CDD), if applicable, will be recycled to the greatest extent possible prior to disposal by a Maine licensed waste hauler utilizing licensed facility. Reference is made to the Maine Department of Environmental Protection List of Active Non-Hazardous Transporters dated 1/1/2020 to 6/30/2022.

l. Landscaping:

There is no landscaping or buffering beyond the re-establishment of surrounding grass vegetation that is proposed as part of this accessibility improvement project. No existing trees will be impacted during the construction of this project. Grass areas disturbed the new construction will be restored with new grass growth and these areas will continue to be maintained and mowed frequently in the future.

m. Lighting:

Exterior lighting is not proposed as part of this project and no existing lighting will be impacted by the proposed project.

n. Signs:

A new standard handicap sign on a metal post to delineate the currently un-signed, existing handicap accessible space located in the lower parking lot is proposed with this project. No other signage is proposed to be implemented within the scope of this project.

o. Noise:

The proposed new access walkway is not associated with an increase or change in exterior noise.

p. Exterior storage:

No exterior storage facilities are proposed as part of this project and no existing storage facilities are proposed to be impacted by the project.

q. Financial and Technical Capability:

The project has been funded as a capital improvement in the Town budget. Please refer to the attached June 25, 2020 email addressed to you from Town Manager Matt Sturgis regarding the project's financial capacity. The Town's Public Works Department has demonstrated technical capability to manage a number of site improvements on the

school campus and most recently undertook the successful implementation of the Phase 1 ramp construction project. Sebago Technics, Inc. offers extensive experience in the components of the proposed site work as well as having a long-term relationship with the Town through the Town Engineer.

Waiver of Submission items (Section 19-9-4.C.3):

Waiver of information:

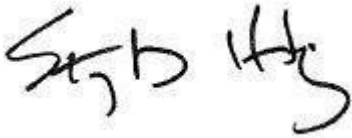
As with the recent Phase 1 walkway ramp project, the following items are requested as both of these items are in the Town's records and not included in this application package:

- a - Title, right & interest
- c – Boundary Survey Plan

We trust that we have adequately addressed the review criteria such that the Planning Board may consider the application at the next scheduled meeting in July. As the scope of the project is limited and we believe straightforward, we request that the Board consider the review of this project under an expedited review format. We look forward to meeting with the Board to discuss the project in further detail. Please feel free to contact us with any questions or comments regarding the submitted information.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen D. Harding, P.E.
Town Engineer

SDH:dl

enc. (13) copies of site plan and supporting information
Digital copy of complete application submittal

cc: Matt Sturgis, Cape Elizabeth Town Manager

#17288-03

TOWN OF CAPE ELIZABETH Planning Board Application

Applications for Planning Board Review shall be submitted to the Town Planner. Applicants should contact the Town Planner prior to submitting an application to confirm submission requirements.

Applicant:

Name: Town of Cape Elizabeth
c/o Matthew Sturgis, Town Manager Telephone: (207) 791-4151
Address: PO Box 6260, Cape Elizabeth, ME 04107 Email: matthew.sturgis@capeelizabeth.org

Agent or Contact Person to whom all correspondence should be addressed:

Name: Stephen D. Harding, P.E., Town Engineer Telephone: (207) 200-2057
Address: Sebago Technics, Inc. Fax: (207) 856-2206
75 John Roberts Road, Suite 4A
South Portland, ME 04106 Email: sharding@sebagotechnics.com

Name of Project: Accessibility Improvements - Phase 2 Map/ Lot U21/12

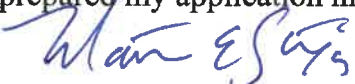
Location: School Athletic Complex - Multi-purpose Field

Type of Review:

- Major Subdivision Review, Sec. 16-2-4, Subdivision Ordinance
- Minor Subdivision Review, Sec. 16-2-3, Subdivision Ordinance
- Site Plan Review, Sec. 19-9, Zoning Ordinance **Amendment**
- Private Access Waiver, Sec. 19-7-9, Zoning Ordinance
- Earth Materials Permit, Sec. 19-8-5, Zoning Ordinance
- Resource Protection Permit, Sec. 19-8-3, Zoning Ordinance
- Other: _____

Fees Paid: \$0.00

I attest that I have right, title, or interest in the property to be reviewed. I have reviewed a copy of the application regulations listed above and attest that I have read them and prepared my application in accordance with Town requirements.

 6-19-2020
Signature of Applicant Date

Donna Larson

From: Matthew Sturgis <matthew.sturgis@capeelizabeth.org>
Sent: Thursday, June 25, 2020 11:56 AM
To: Maureen O'Meara; Steve Harding; Donna Larson
Subject: ADA Compliance ramp phase 2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

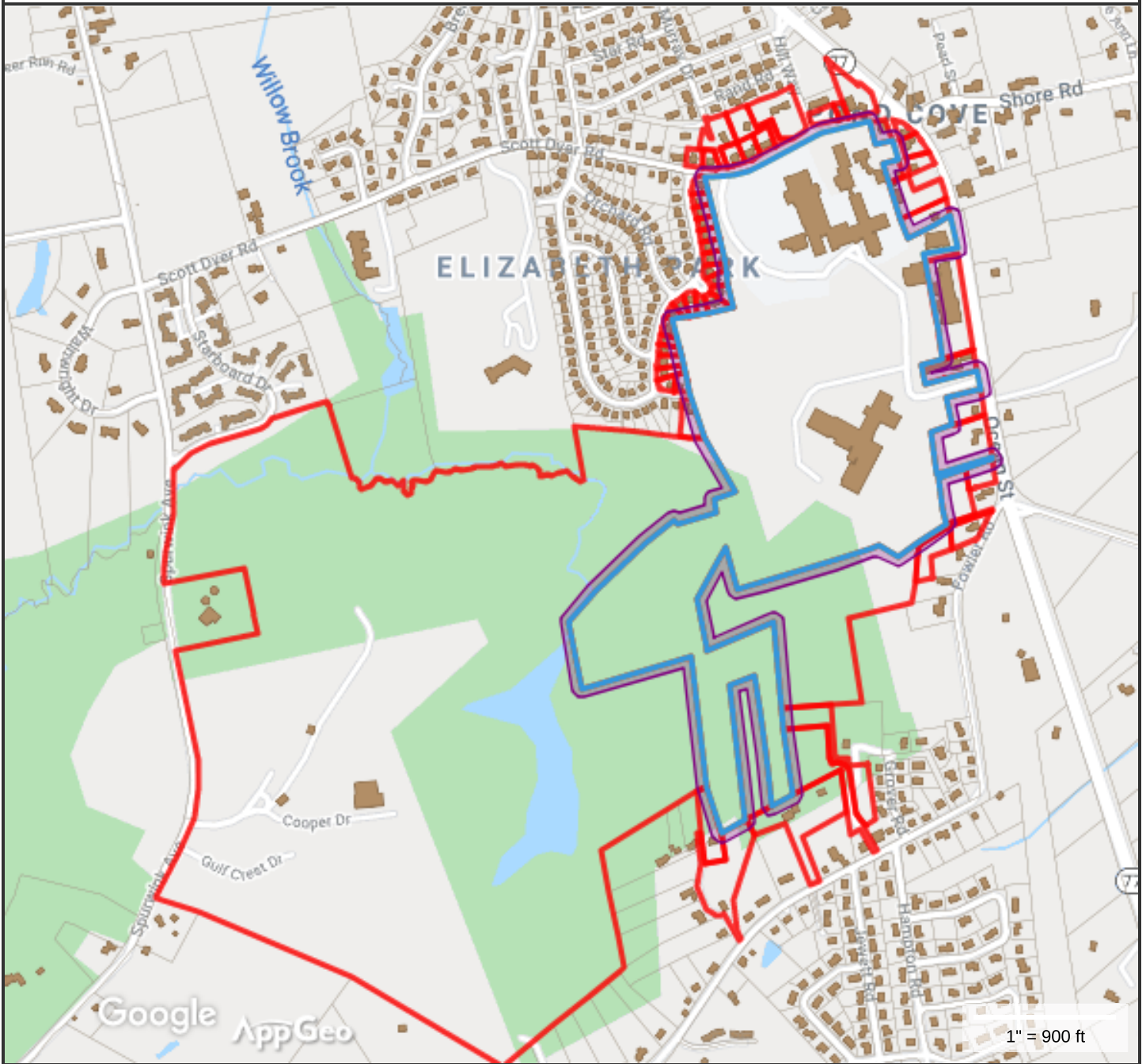
Dear Maureen,

In the Town's Fiscal Year 2021 budget funding was provided for the construction of the Phase Two ADA ramp project at the Cape Elizabeth school complex. The amount of \$67,000 was approved and is now in account 715-5437.

--

Matthew E Sturgis, CMA
Town Manager
Town of Cape Elizabeth

Abutting Properties



Property Information

Property ID U2101200000
Location 6 SCOTT DYER ROAD
Owner TOWN OF CAPE ELIZABETH



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cape Elizabeth, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2016
 Data updated 4/1/2016

This map shows all properties that directly abut the school campus and those properties that are across the street from the school campus.

WARNER VERONICA F
10 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

MORIN ROLAND E &
32 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

AUSTIN STEPHEN T
20 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

MURRAY GERALD W
323 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

HILL MICHAEL A
30 BYRAM AVENUE
FREEPORT, ME 04032

19 SCOTT DYER ROAD LLC
19 SCOTT DYER RD
CAPE ELIZABETH, ME 04107

FOX JAMES M &
14 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

SKILLIN WENDY E
63 LONGFELLOW DRIVE
CAPE ELIZABETH, ME 04107

SHANNON BERNARD R
6 SWEETSIR ROAD
CAPE ELIZABETH, ME 04107

GREGORY MELORA S
48 KETTLE COVE ROAD
CAPE ELIZABETH, ME 04107

HILL MICHAEL A
30 BYRAM AVENUE
FREEPORT, ME 04032

LAWSURE THERESA A
11 HILL WAY
CAPE ELIZABETH, ME 04107

303 OCEAN HOUSE REAL ESTATE LLC
4 IVIE ROAD
CAPE ELIZABETH, ME 04107

MURRAY L P AND SONS INC
PO BOX 6257
CAPE ELIZABETH, ME 04107

DELAGUERONNIERE JUDY R
22 FARM HILL RD
CAPE ELIZABETH, ME 04107

TOURANGEAU MATTHEW J
30 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

CROWLEY LISA M &
8 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

MURRAY L P & SONS
20 GROVER ROAD
CAPE ELIZABETH, ME 04107

YAM YAMS LLC
21 BROOKSIDE AVENUE
SOUTH PORTLAND, ME 04106

BEELER PAULINE R
4 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

BALFOUR SCOTT A
180 HIGH STR, UNIT #45
PORTLAND, ME 04101

JORDAN NORMAN R JR
359 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

TOWN OF CAPE ELIZABETH
PO BOX 6260
CAPE ELIZABETH, ME 04107

CALABRESE STACY (TRUSTEE)
85 LITTLE POND ROAD
NORTHBOROUGH, MA 01532

BARBOSA CARRIE L
62 LONGFELLOW DRIVE
CAPE ELIZABETH, ME 04107

THOMPSON TIMOTHY L
6 PINE RIDGE ROAD
CAPE ELIZABETH, ME 04107

TOWN OF CAPE ELIZABETH
P O BOX 6260
CAPE ELIZABETH, ME 04107

ATWELL THOMAS G &
21 SCOTT DYER ROAD
CAPE ELIZABETH, ME 04107

JORDAN NORMAN R JR
359 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

DORVAL MARK
28 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

CRAIG MATTHEW G
6 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

DOWNING THOMAS J (TC)
231 SPURWINK AVENUE
CAPE ELIZABETH, ME 04107

MURRAY KRISTINE G
20 GROVER ROAD
CAPE ELIZABETH, ME 04107

PITT ROBERT
7 FOWLER ROAD
CAPE ELIZABETH, ME 04107

GRIMARD WILLIAM V &
40 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

LATHROP & LATHROP INC
ONE CITY CENTER, 4TH FLR
PORTLAND, ME 04101

RENZ KATHARINE J
17 HIGHLAND AVENUE
SOUTH PORTLAND, ME 04106

KMC PROPERTIES LLC
PO BOX 6209
CAPE ELIZABETH, ME 04107

DAVENPORT DAVID G &
26 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

MANLEY JASON A
15 SCOTT DYER ROAD
CAPE ELIZABETH, ME 04107

BARTON MURRAY E
25 SCOTT DYER RD
CAPE ELIZABETH, ME 04107

BLAKE RACHEL Y
351 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

RANAGHAN JAMES P
38 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

HEIDRICH, ELEANOR
434 MAIN STREET
OXFORD, ME 04270

MURRAY GERALD W &
323 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

HALLOWELL MILTON L &
29 SCOTT DYER ROAD
CAPE ELIZABETH, ME 04107

QUIRK SHIRLEY F
9 SCOTT DYER ROAD
CAPE ELIZABETH, ME 04107

ZHAO XIAOYONG
2 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

TOWN OF CAPE ELIZABETH
PO BOX 6260
CAPE ELIZABETH, ME 04107

24 FARM HILL ROAD LLC
22 FARM HILL RD
CAPE ELIZABETH, ME 04107

MURRAY NATHAN S
2 LEGACY WAY
CAPE ELIZABETH, ME 04107

TWO PENGUIN PROPERTIES LLC
8 HILL WAY, UNIT A
CAPE ELIZABETH, ME 04107

RODRIGUES BELINDA M NILSSON
105 FOWLER ROAD
CAPE ELIZABETH, ME 04107

TOOTHAKER LESLIE F &
36 FARM HILL ROAD
CAPE ELIZABETH, ME 04107

SAHRBECK JONATHAN T
60 LONGFELLOW DRIVE
CAPE ELIZABETH, ME 04107

MUDIE RONALD C
129 STEWARD HILL ROAD
SKOWHEGAN, ME 04976

ELVIRA MARCHIORI IRREVOCABLE TRST
16 FARM HILL ROAD
CAPE ELIZABETH, ME 04107