



July 14, 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 July 2, 2020 for the subject project. The package included a July 2, 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 July 2, 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; and
- three architectural building plans post-dated July 21, 2020.

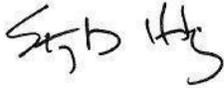
The Based on our review of the submitted material and the project's conformance to the technical requirements of Section 19-9 Site Plan Completeness, we offer the following comments:

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. As noted in our previous review letters, the Town should receive a copy of the site's Maine Department of Environmental Protection's (DEP) Voluntary Response Action Program (VRAP) final documentation at the completion of the VRAP process to ensure that the DEP approval is consistent with the Planning Board approval.
3. The plan now indicates that the 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 will be constructed using pavers. The Erosion & Sediment

Control Plan and Construction Details (Sheet 4 of 5) now include a Stone Paver Detail which describes the buildup of this section of new walk. The detail should specify the paver product to be used and also provide MDOT specifications or other gradation specifications for the base gravel material.

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