September 21, 2012

**January 17, 2013**

***February 4, 2013***

February 22, 2013

TO: Jean Fraser

 Barbara Barhydt

FROM: David Margolis-Pineo

 Dept. of Public Services

RE: Review Comments: 1062 Ocean Ave – Old Barn Estates

The Department of Public Services has the following comments:

1. As stated by David Senus, “it appears the proposed project is adjacent to several natural resources (i.e., wetlands, stream). As noted, one on-site freshwater wetland will require a 75-foot setback; however, at this time, the plans do not appear to note this wetland setback.” The applicant will need to clearly demarcate the wetland/stream setback (FENO Markers?) and ensure that it is recorded on the deed (per usual process). The goal is to discourage the owner from clearing vegetation within the setback area.

**I saw evidence that this issue was addressed. We are not supportive of reducing the 75’ no clear, no cut setback.**

***It appears recent conversations between the applicant and Dave Senus have addressed this issue.***

1. A Stormwater Management Plan is required for this project.

**Plan submitted.**

1. A sidewalk and curbing waiver is required to eliminate the sidewalk and curbing from one side of the proposed street. Also a sidewalk with curbing is required on Ocean Ave at the corner of Ocean and Ledgewood Drive.

**This Department is supportive of a waiver to install one sidewalk do to the stormwater conveyance ditch. However, the applicant has not provided adequate justification to waive the elimination of curbing on one side of the proposed street. The lack of sidewalk in front of lot 14 on Ocean Ave still needs to be addressed.**

***With the applicant’s latest submittal package, we are agreeable to support a request to waive the proposed sidewalk and curb on the South-East side of Ice Pond Drive.***

1. The proposed street will require a street name agreeable to the Town of Falmouth and City of Portland.

**Issue addressed.**

1. It is assumed that a stream crossing is planned to access lot #2 in this subdivision. DEP review of this crossing may be required.

**We are requesting to review DEP’s response to this issue.**

1. The applicant will need to clearly demarcate the wetland/stream setback (FENO Markers?) and ensure that it is recorded on the deed (per usual process). The goal is to discourage the owner from clearing vegetation within the setback area.

**I saw no evidence that this issue was addressed. Again, we are not supportive of reducing the 75’ no clear, no cut setback.**

***It appears recent conversations between the applicant and Dave Senus have addressed this issue.***

1. Note that Lot 13 will require an address off the Proposed Subdivision Drive with a Falmouth zip code.

**No comment necessary**

1. The final Plat Plan will need to be on a Maine State Plane with NGVD 29 vertical datum. Property pins will need to be set and Street Monuments shall be placed on the sidewalk side.

**Issue addressed.**

1. The Proposed Subdivision Drive currently shows pavement outside the drive right of way. The pavement should be brought back inside the drive right of way or an access easement will be required from the abutting lots.

**The plans still the roadway encroaching private property.**

***Where Ice Pond Drive intersects with Ledgewood Rd, the access drive still show proposed roadway encroaching private property.***

Feb. 22, 2013 – Item addressed.

1. **It request that the roadway be extended and the turn-around be incorporated with the maintenance access drive.**

***This Department is supportive of the applicant’s current design.***

1. **Street lights. Applicant has requested to install one light at the turn around and use the existing light at the Ledgewood/Ice Pond Dr. intersection. The City’s Technical Manual require a Town and Country style light at 120’ intervals. This would mean adding five more street lights to meet this requirement. These lights would be City owned and maintained with a separate electric meter.**

***The applicant has requested a waiver of this standard. This Department is recommending that the Street lighting Ordinances be follow. The Planning Board may choose to address this item.***

1. **The plans do not show required underground electric and communication cables.**

***This item has been addressed.***

February 22, 2013

Survey comments:

1. No surveyor certification.

2. Turnaround has not moved toward the end of Ice Pond Drive.

3. Monuments need to be set on the three foot offset line and not the sideline of the street. Needed on right side at all PCs, PTs, and at end.

4. Set property corners at all PCs and PTs.

5. Buffers are not dimensioned.

6. No coordinates are shown. Need coordinates for at least two of the monuments to be set.

7. Easement ownership needs to be stated for all easements.

8. No revision block.

9. The official benchmark to establish elevations is not stated.

11. Site TBM?

12. Datum? Maine State Plane, West Zone, US Foot, NAD83?

A note to Falmouth/Portland Planning Staff that the two communities will need to coordinate on snow removal, street maintenance and emergency responses.

**No comment necessary.**

We have no further comments.