



189 Main Street, Suite 200  
Yarmouth, ME 04096

11-8-23

Trillium Engineering Group  
189 Main Street  
Yarmouth, ME 04096

Michael Livingston, PE  
Town Engineer/Planner  
208 Sanford Road  
Wells, ME 04090

**RE: Seahorse Resort**

Dear Mr. Livingston,

Trillium Engineering Group has addressed your review comments shown on plan markups and various word documents, provided by you, last dated 3-30-23 . We offer the following:

**Sheet C100**

*Your comment/request/thought:*

You asked that the label "Ocean Dunes" be removed.

*Trillium Engineering Group's reply:*

We have removed the note from the plan.

*Your comment/request/thought:*

You asked that the LP tanks be removed.

*Trillium Engineering Group's reply:*

All existing LP tanks noted "to be removed".

**Sheet C101**

*Your comment/request/thought:*

You asked that the label "Ocean Dunes" be removed.

*Trillium Engineering Group's reply:*

We have removed the note.

*Your comment/request/thought:*

You asked about dwelling parking.

*Trillium Engineering Group's reply:*

No parking is proposed adjacent to this building, there is ample parking throughout the property for staff using this building. The building can be accessed with golf carts or pedestrian access. Golf carts can be parked in the vicinity of the building.

*Your comment/request/thought:*

You asked about permission from Lot 15 owner.

*Trillium Engineering Group's reply:*

Note has been added to plan to coordinate with owner of Lot 15.

*Your comment/request/thought:*

"NET" not "NIET"

*Trillium Engineering Group's reply:*

Spelling has been corrected.

*Your comment/request/thought:*

6' tall solid fence? on Lot 23? If so, Lot 13 can only maintain vegetation.

*Trillium Engineering Group's reply:*

Note has been revised to clarify that coordination with the owner of Lot 13 is needed for fence maintenance.

*Your comment/request/thought:*

(12) Motel units & restaurant.

*Trillium Engineering Group's reply:*

Note was revised.

*Your comment/request/thought:*

(15) and Hardy's Bluff

*Trillium Engineering Group's reply:*

Note was revised.

*Your comment/request/thought:*

(15) Parking is prohibited along or with internal access roads

*Trillium Engineering Group's reply:*

Note was revised.

*Your comment/request/thought:*

(27) circled with arrow pointing to (34)

*Trillium Engineering Group's reply:*

Removed from notes and added as a stand-alone note within a box.

*Your comment/request/thought:*

(32) Explosive materials shall be stored in compliance with NFPA standards.

*Trillium Engineering Group's reply:*

Added as note #35.

*Your comment/request/thought:*

(34) The addition of or change in location to transformer pads shall not require an amendment to this plan.

*Trillium Engineering Group's reply:*

Added as note #34

*Your comment/request/thought:*

(35) Prior to construction activity or issuance of a building permit the following shall be provided to the Town:

- b) Cash guarantee to as-built plan costs.
- c) Cash escrow to cover third party construction monitoring costs.

*Trillium Engineering Group's reply:*

Added as note #36

*Your comment/request/thought:*

(36) Prior to the issuance of the last occupancy permit the as-built plan shall be provided by the Town showing all structures, vegetation, screening, monumentation, utilities, parking, and drainage.

*Trillium Engineering Group's reply:*

Added as note #37

## **Sheet C102**

*Your comment/request/thought:*

"Ocean Dunes" is crossed out.



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*Trillium Engineering Group's reply:*

We have removed the note.

*Your comment/request/thought:*

Add blow off note.

*Trillium Engineering Group's reply:*

Note was revised to add blow-off.

*Your comment/request/thought:*

Bollards shown in front of propane tank.

*Trillium Engineering Group's reply:*

Bollards were added to the plan.

*Your comment/request/thought:*

Resident Parking?

*Trillium Engineering Group's reply:*

No parking is proposed adjacent to this building, there is ample parking throughout the property for staff using this building. The building can be accessed with golf carts. Golf carts can be parked in the vicinity of the building.

*Your comment/request/thought:*

Add spot grades.

*Trillium Engineering Group's reply:*

Spot grades added.

*Your comment/request/thought:*

Label 11' wide drive width.

*Trillium Engineering Group's reply:*

Label was added.

### **Sheet C103**

*Your comment/request/thought:*

Existing overhead electrical lines to be removed.



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*Trillium Engineering Group's reply:*

This was removed from the plan set provided to the town on 4-24-23 and currently does not show.

### **Sheet C200**

*Your comment/request/thought:*

Show emergency spillway details for both basins.

*Trillium Engineering Group's reply:*

Details have been added.

## **Article X, 145-75 Criteria and Standards (Findings of Facts & Decisions)**

Article X, 145-75

*Your comment/request/thought:*

**The property falls within the sidewalk development area and is required to construct sidewalks in compliance with 201. C200 detail correction to be addressed.**

*Trillium Engineering Group's reply:*

C200 detail has been addressed and edited.

Article X, 145-75 A

*Your comment/request/thought:*

Dwelling unit requires 2 parking spaces. Dwelling parking is noted in parking table on C101 **but not identified on the plan.**

*Trillium Engineering Group's reply:*

No parking is proposed adjacent to this building, there is ample parking throughout the property for staff using this building. The building can be accessed with golf carts or pedestrian access. Golf carts can be parked in the vicinity of the building.

*Your comment/request/thought:*

Proposed sidewalks along Route 1 are shown. Details and specifications provided C200. **2" of pavement and 6" of aggregate are required under the paver stones.**

*Trillium Engineering Group's reply:*

C200 detail has been addressed and edited to reflect requirement.

Article X, 145-75 G

*Your comment/request/thought:*

Commercial abutters Lot 16-A and 23 to the south to have a buffers consisting of existing woodland vegetation. Screening is not required but some new 6' tall vinyl fencing is proposed along 16-A. **Fencing along portions of Lot 23 lot lines shall be maintained but this fencing appears to be on lot 23, not 13.**

*Trillium Engineering Group's reply:*

See plan note.

Article X, 145-75 H

*Your comment/request/thought:*

3 underground propane tanks, 1,000 gallon each, are identified. **Protective bollards recommended for tanks adjacent to travel ways.**

*Trillium Engineering Group's reply:*

Added bollards.

*Your comment/request/thought:*

**See recommended plan note for C101. Explosive materials shall be stored in compliance with NFPA standards.**

*Trillium Engineering Group's reply:*

Note added.

Article X, 145-75 N

*Your comment/request/thought:*

**Parking along or within internal access roads is prohibited to maintain adequate access for emergency personnel and equipment. See note 15 on C101.**

*Trillium Engineering Group's reply:*

No reply needed by TEG.

## **Article X, 145-77 Data Requirements (Completeness Review)**

Article X

### **Site Plan Approval**

Article X , 145-77 A(5)

*Your comment/request/thought:*

Exterior lighting locations are depicted on the plan and **to be shown on the architectural plans.**

*Trillium Engineering Group's reply:*

During building permit.

Article X, 145-77 A(8)

*Your comment/request/thought:*

Utilities shown on C102 and C103. Details and design shown on C107 and C108, C200, 201 and C300.  
**Existing overhead lines/poles to the north of the motel units to partially or fully be removed?**

*Trillium Engineering Group's reply:*

Plans depict intention.

*Your comment/request/thought:*

3 underground propane tanks, 1,000 gallon each, are identified **Protective bollards recommended for tanks adjacent to travel ways.**

*Trillium Engineering Group's reply:*

Bollards have been added where needed.

Article X , 145-77 A(10)

*Your comment/request/thought:*

**2" of pavement and 6" of aggregate are required under the paver stones.**

*Trillium Engineering Group's reply:*

Detail edited.

*Your comment/request/thought:*

Dwelling unit requires 2 parking spaces. Dwelling parking is noted in parking table on C101 **but not identified on the plan.**

*Trillium Engineering Group's reply:*

No parking is proposed adjacent to this building, there is ample parking throughout the property for staff using this building. The building can be accessed with golf carts or pedestrian access. Golf carts can be parked in the vicinity of the building.

Article X , 145-77 A(11)

*Your comment/request/thought:*

Commercial abutters Lot 16-A and 23 to the south to have a buffer consisting of existing woodland vegetation. Screening is not required but some new 6' tall vinyl fencing is proposed along 16-A. **Fencing**

**along portions of Lot 23 lot line shall be maintained but this fencing appears to be on Lot 23, not 13.**

*Trillium Engineering Group's reply:*

See plan note.

Article X, 145-77 A(14)

*Your comment/request/thought:*

Abutters added. **One correction to be addressed.**

*Trillium Engineering Group's reply:*

Correction has been made.

Article X, 145-77 J

*Your comment/request/thought:*

**The property falls within the sidewalk development area and is required to construct sidewalks in compliance with 201. C200 detail correction to be addressed.**

*Trillium Engineering Group's reply:*

C200 detail has been addressed and edited.

## Article V District Regulations

Article V, 145-26 B

*Your comment/request/thought:*

**Purpose of this plan note, add to C101: "Seeking site plan approval changes to an existing, grandfathered, Lodging Facility consisting of 79 motel units (11 unit building, 16 unit building, 8 unit building, 7 attached units (57 - 63), and 37 individual units). There are (77) one-bedroom and (2) two-bedroom motel units. The renovation will result in maintaining the existing 11 unit building, 16 unit building, and 8 unit building; reconstruction of 37 individual units and reconstruction of the 7 attached units. The Lodging Facility to have an accessory Business Office use (3,420SF) for the Lodging Facility Office; accessory 42 seat Standard Restaurant use (2,485 SF with 1,370 SF deck); accessory pool area, and amenities. 1 Single Family dwelling for property maintenance and staff housing (up to 5 unrelated people permitted to reside in the dwelling) is also proposed. All motel units to be reconstructed/ renovated with sprinkler systems. Gravel roads, parking areas, utilities and stormwater management to be improved."**

*Trillium Engineering Group's reply:*

Note added about plan's purpose.

*Your comment/request/thought:*

**Add note to C101: The 7 attached units shall remain attached and are not permitted to become individual units.**

*Trillium Engineering Group's reply:*

See note #38 on C101

**Article VII  
Performance Standards**

Article VII, 145-52 I2

*Your comment/request/thought:*

The property is nonconforming with regard to this standard. All single units can remain single units. All attached units must remain attached. **Purpose of this plan note to be detailed on C101 as recommended.**

*Trillium Engineering Group's reply:*

Note added.

Article VII, 145-52 I 4 A

*Your comment/request/thought:*

Commercial abutters Lot 16-A and 23 to the south to have a buffers consisting of existing woodland vegetation. Screening is not required but some new 6' tall vinyl fencing is proposed along 16-A. **Fencing along portions of Lot 23 lot line shall be maintained but this fencing appears to be on lot 23, not 13.**

*Trillium Engineering Group's reply:*

See revised note.

**145-38. Landscaping/buffers**

Article VI, 145-38 A

*Your comment/request/thought:*

Commercial abutters Lot 16-A and 23 to the south to have a buffers consisting of existing woodland vegetation. Screening is not required but some new 6' tall vinyl fencing is proposed along 16-A. **Fencing along portions of Lot 23 lot line shall be maintained but this fencing appears to be on lot 23, not 13.**

*Trillium Engineering Group's reply:*

Note addresses this.

## 145-39. Off-street parking

Article VI, 145-39 C 1

*Your comment/request/thought:*

**Fire Department to comment on travel lane width improvements proposed.**

*Trillium Engineering Group's reply:*

We have sign-off letter.

Article VI, 145-39 D

*Your comment/request/thought:*

Dwelling unit requires 2 parking spaces. Dwelling parking is noted in parking table on C101. **But not identified on the plan.**

*Trillium Engineering Group's reply:*

No parking is proposed adjacent to this building, there is ample parking throughout the property for staff using this building. The building can be accessed with golf carts or pedestrian access. Golf carts can be parked in the vicinity of the building.

Article VI, 145-42

*Your comment/request/thought:*

Best Management Practices for soil erosion and sedimentation control are a condition of approval. See sheet C300. Reviewed by the Town Engineer. See **memo dated 3-29-23.**

*Trillium Engineering Group's reply:*

See detailed letter response.

Article VI, 145-43

*Your comment/request/thought:*

Stormwater Management considerations reviewed by the Town Engineer. See **memo dated 3-29-23.**

*Trillium Engineering Group's reply:*

See detailed letter response.



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Respectfully,

A handwritten signature in black ink, appearing to read 'AJC', is written over a light blue horizontal line.

Arthur J. Colvin, PE, PLS  
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