

# King Street Road Work Update May 3, 2010

To Members of the Association and Others on the Mail List  
Update on the progress of King Street  
Remaining Questions on Design  
Communications with Town Officials

The stone wall structure encroachment has been removed from the other side of this driveway May 3, 2010 with the exception of these concrete blocks which presumably will be removed. Residents were informed that a curb will replace the perimeter of the former wall to define the property line and the travel way, with grass inside allowing pedestrian access once prevented by the stone structure.

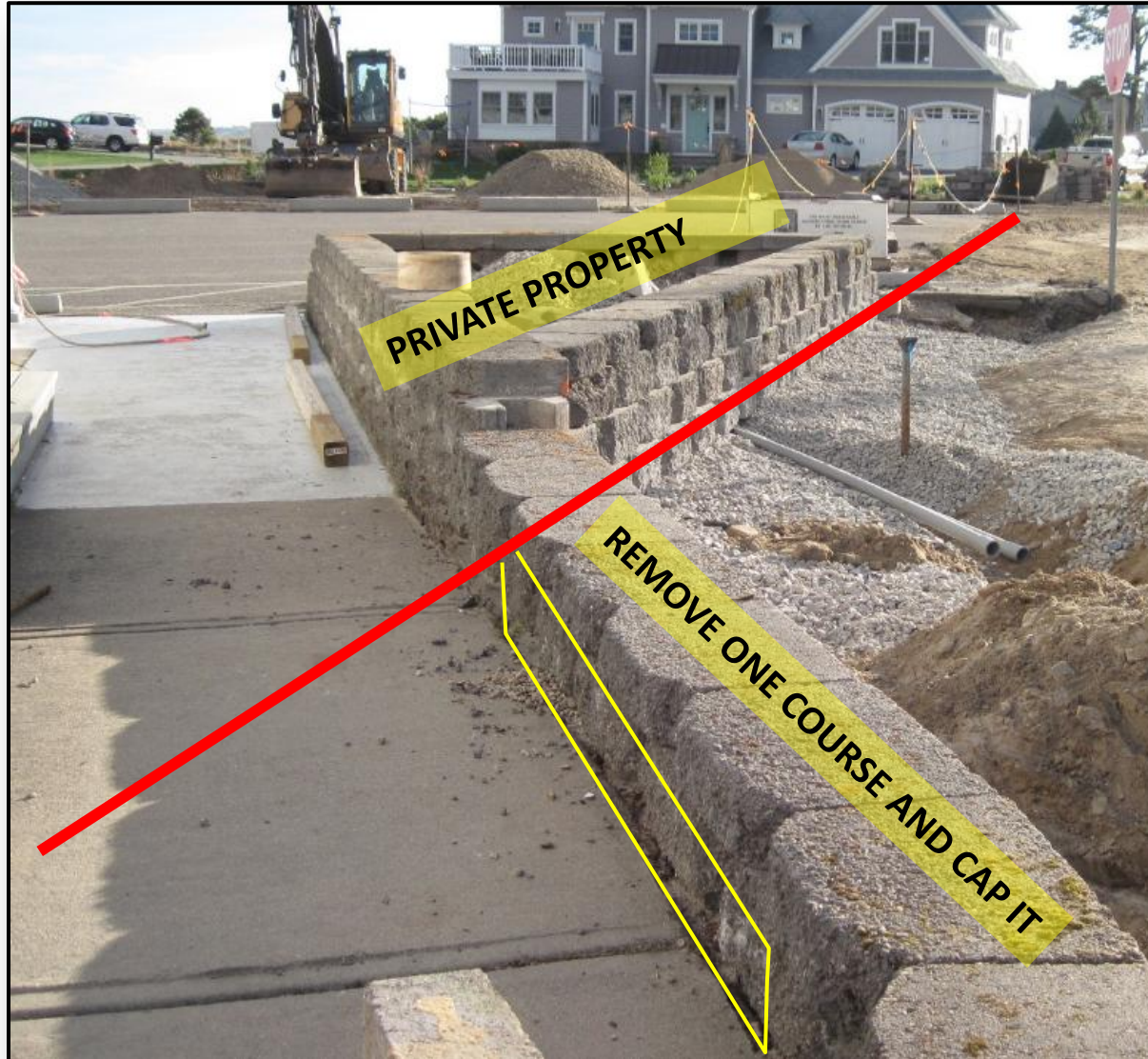


A buried course of old stone remains in the right of way. It is expected that this will be removed and replaced with “slip form” curb for consistency with the rest of the design on the other side of the road and other side of the motel office driveway.





Stone wall remains in the right of way (**red** line is approximate property line). One course of stone was removed today. Residents informed by Councilor Rancourt the wall would be reduced TO one course, not BY one course. The Town Manager disagreed. Removing one additional course would still provide the “curb” height” needed (yellow) while removing the unnecessary stones. Even better, town has been urged to replace the stones with cement curbing in the right of way.





May 3, 2010: Town contractors attaching old motel electrical conduit from motel buildings to new conduit buried in the right of way, then redirecting it back to private motel property. Red lines are approximate property lines. Obviously this is another encroachment, even underground, and presumably will be removed.





The pavement was cut precisely on the property line along the motel's parking (Depot St.). The Cement Drive installed on the right of way should be cut back to the property line also, or perhaps even a bit more to provide the owners with the ability to bury underground electrical conduit on their property after it is removed from the right of way.

Red line is approximate property line.



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**From:** Thomas Hall [mailto:THall@ci.scarborough.me.us]  
**Sent:** Monday, May 03, 2010 5:23 PM  
**To:** Pine Point Residents Assn.  
**Cc:** Carol Rancourt; Carol Rancourt; Elaine Richer; Hutchinson, Harold;  
**Subject:** RE: Thank You

John et al – My response are below shown in red.

***Thomas Hall,***  
***Scarborough Town Manager***

**From:** Pine Point Residents Assn. [mailto:Pine-Point-Beach@maine.rr.com]  
**Sent:** Monday, May 03, 2010 8:17 AM  
**To:** Thomas Hall  
**Cc:** 'Carol Rancourt'; Carol Rancourt; Elaine Richer; Hutchinson, Harold; Jack & Janet Callahan; Joe DeGrinney ; Joe DeGrinney ; John Thurlow ; Judy Mushial ; Judy Shirk ; Sue Perrino  
**Subject:** FW: Thank You  
**Importance:** High

Tom Hall,

Thank you once again for meeting with us and working to resolve the issues we presented.

Would you please confirm our understanding of the answers to the questions below from Councilor Rancourt and respond to the ones remaining? It would be helpful to insert your response below each item, if you would.

We also repeat our request for an electronic copy of the plan presented last Thursday.

Thank you.

Association Representative Group

Harold, John, Elaine, Sue, Joan, Joe, Judy S, Judy M, Jack

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**From:** Carol Rancourt [mailto:CRancourt@ci.scarborough.me.us]

**Sent:** Friday, April 30, 2010 4:06 PM

**To:** Pine Point Residents Assn.

**Subject:** RE: Thank You

Dear Pine Point Residents Assn.

After taking your points and working with the Manager and Public Works Director these are the changes that will be made to the project:

1. the wall in the "serpentine area" will be lowered to one course/with cap - additional stones will be removed as close to property line with the exception of necessary step-down stones. The esplanade will be graded and seeded.
2. The remaining back part of the wall of the other side of the "office driveway" will be completely removed, the property graded and seeded. There will be no plants.

These changes should take care of any run off issues and provide the lowest possible profile for the run off protection without costing any additional funds to the taxpayers and in effect remove much of the visible part of the wall except as necessary for drainage issues.

If you have more questions, please do not hesitate to contact me.

Carol S Rancourt

Member Scarborough Town Council

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Following our meeting on Thursday evening, it was agreed that Carol would communicate the changes to the design, hence the email at 4:06 PM on Friday, April 30.



## QUESTIONS:

As to #1:

"the wall in the "serpentine area" will be lowered to one course/with cap - additional stones will be removed as close to property line with the exception of necessary step-down stones. The esplanade will be graded and seeded."

Q: Confirm that the serpentine wall will be lowered **TO** one (1) course (one stone high) and "cap" (about 2 inches) as stated below (a total of about 10 inches from the grade) and **NOT** lowered **BY** one course, an important distinction. ANSWER: Carol confirms that this is true.

Upon receipt of your email communication at 10:02 PM on Friday, April 30, 2010, I communicated with Carol Rancourt at 10:15 PM and wrote: "Carol- I question your response to question 1. I thought we were clear that one course of the stone wall would be removed. It may be that at certain locations that will leave only one course and a cap, but I do not believe that will be the case at all locations. I am not sure how you wish to handle this, but I believe this matter should be clarified. Tom". I am not aware of any communications from Carol to clarify this issue.

As you witnessed, after the meeting on Thursday, Carol, Jessica and I inspected the area to discuss the proposed changes. It was agreed that one course of the landscape stone would be removed along the rear portion of the wall that exists within the public right-of-way. The rationale is that same as I explained at the meeting – this elevation most closely resembles the typically reveal of curb and will ensure positive drainage away from the motel and toward the street. As a practical matter, throughout the majority of this area, only one course and a cap exists above the grade of the concrete apron/sidewalk (there is a base course that is buried, with only a few inches showing). I have inspected the site today and what appears now in the field is what will be left.

Q: If the stone wall is reduced **TO ONE** course (one brick high) and "cap," why would there be a need for "Step Down Stones" which imply a higher elevation? A: likely just where there is a grade change but she will check on this.

As discussed, only one course will be removed, so there may need to be a "step-down" to provide a smooth transition. We will do our best to minimize this and integrate it into the grass area that will exist between the sidewalk and the landscape wall to the rear.

Q: The stone and cap will essentially simulate a curb to presumably define the property line and manage drainage. A: Yes, it simply will save money to use one course of existing stone rather than curbing, and as we know a small amount of stone is on private property.

Agreed. Nothing further to offer.

Q: There will remain only a slight encroachment of the right of way at two locations by this considerably lower stonework. A: Yes

Yes, a slight encroachment will continue to exist where the internal sidewalk and the landscape wall that follows a similar shape, meander across the right-of-way line. Also, I expect at least the base course of landscape stones along the concrete apron and that exist nearly below grade, will remain. I believe these two matters were discussed at our meeting.

Q: Given this design, replacing the aged stones with slip-form curb is not a reasonable alternative so the curb is consistent everywhere? A: This is more of an economic decision. Q: what is the cost involved in doing so?

I agree with Carol's response. I have not pursued cost estimates to complete this additional work.

Q: There will be a grassed esplanade rather than the plantings outlined by town manager Thursday night and this grassed area will go between the one course of stone and the sidewalk. Correct? A: Yes

Yes, the area behind the sidewalk, sloping slightly up to the revised elevation of the landscape stone, will be loamed and seeded. Again, we intend to remove one course of stone – what exists in the field today is the final elevation.

Q: The sidewalk is still planned to abut the paved roadway, an opposite design than on Pine Point Rd. portion of the project, Correct? If so, reversing it so the grass area will offer additional safety buffer is not planned? (Did not discuss, but Carol will submit this question). The residents urge the same design, with the protective esplanade abutting the travel way and sidewalk abutting the property line.

As discussed at the meeting, the sidewalk will exist immediately behind the curb, with the grass esplanade on the outside. This configuration provides for better alignment with the rest of the new sidewalk and is consistent with the sidewalk that will be constructed across King Street in front of the SandDollar Inn.

Q: All of this will be public infrastructure using all of the public right of way with the exception of the two slight encroachments above, correct? A: Yes

In addition to the two areas noted above, the concrete apron that exists will remain somewhat in the right-of-way. Although it has been cutback slightly, in alignment with the new curb line, we have no intention of removing it to the right-of-way line. This is not an uncommon occurrence and the existing elevations work quite well with the new roadway improvements; therefore we see no need to incur further expense.



Q: Pedestrians could therefore use the sidewalk OR grassed esplanade to travel safely on this corner since its slope will be moderate, correct?

A: Yes

I suppose pedestrians could use the grassed esplanade as it is public property.

As to #2

"The remaining back part of the wall of the other side of the "office driveway" will be completely removed, the property graded and seeded. There will be no plants."

Q: This section of the stone wall structure will be entirely removed from the right of way on all sides. A: Yes

Yes, the landscape wall has been removed in its entirety and will be replaced (in its entirety) with the same slip-form curb we propose to use on the rest of the project. The area in the middle will be loamed and seeded.

Q: Will there be a curb at that section? A: Yes

Q: Will the curb go on all sides of this area, including the property line to define it so the public does not encroach on private property?

Q: Will the motel's cement driveway still remaining between the stone walls in the right of way be cut at the property line and matched with pavement as with other's driveways? (Did not discuss, but will submit this question)

What remains in the field today will remain for the reasons stated above.

Q: Will the grassed area replacing the stone wall structure be "walkable" by pedestrians to afford a few more yards of safety before returning to the road? A: Yes

The grades will be nearly flat in this area. These grades, with the use of traditional grass, should make the area very accessible.

FINALLY

Q: Will the Council need to take action on May 5th? A: no reason to, not spending more money.

The changes I have reviewed herein will not require additional funding; therefore, no matter is scheduled for action by the Town Council for their next meeting, nor do I anticipate the need in the future.

Lastly, as regards an electronic copy of the plan, I do not have one. I suppose I could create a pdf of the plan that Jim Wendle prepared, but it has changed significantly based on the changes discussed herein. I believe John was provided a copy of the plan on Thursday.