

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Friday, February 15, 2019 12:56 PM
To: Amanda L. Lessard
Cc: Lisa Fisher; Douglas Fortier; James Attianese; Owen Chaplin; Dustin Roma
Subject: 3324.11 Anglers Road Peer Review

Hi Amanda,

We reviewed the following materials that were downloaded from the Town.

- Preliminary Major Subdivision Application, dated February 4, 2019, prepared by DM ROMA
- Anglers Road Commons Sketch Plan Memo, Dated December 10, 2018, prepared by the Town of Windham
- Anglers Road Commons Apartments Plan Set, dated February 4, 2019, prepared by DM ROMA

We have the following comments on the plans and application materials:

1. Provide narrative which discusses the proposed development organization. What will be the ownership structure of the buildings, land, road, etc.?
2. Section 406.E.6.i of the Town Ordinance states that the State of Maine minimum lot standards apply. Provide narrative addressing the MRS Title 12 Section 4807 Minimum Lot Standards. It is our understanding that the State minimum lot size should be used for net residential density calculations.
3. If signage and site lighting is proposed, then details and locations should be provided on the plans
4. 911.A.3.b - Show monumentation and property markers at Right-of-Way.
5. Provide names and addresses of abutters.
6. A landscaping plan should be provided.
7. 910.C.1.(a).(16) - Provide a financial capacity letter.
8. Provide correspondence from MDIF&W stating that there are no significant wildlife habitats on, or adjacent to the site.
9. Provide correspondence with Maine Historic Preservation Commission stating that there are no historic resources on or adjacent to the site.
10. 910.C.1.(c).(5) – Provide a Traffic Impact Assessment.
11. Provide Portland Water District Ability to Serve letter and add existing water main size to plan.
12. We understand that the wastewater system design has not been submitted. We will review once this information has been submitted.
13. Indicate if buildings will have sprinklers.
14. Final Subdivision Plan shall be stamped by a professional engineer and a professional land surveyor.
15. State on Subdivision Plan if the lot is within a FEMA flood zone.
16. Provide MDEP Stormwater permit and amendment with Final Submission.
17. Show sight distance at intersection of Access Drive with Anglers Road on plans.
18. Add Stop Signs at intersections.
19. Show existing and new accessible ramps and detectable warnings on plans.
20. Provide details for accessible ramps and detectable warnings.
21. Provide curb tip down and crosswalk details and call out on plans.
22. Provide a proposed footpath detail.
23. We understand that the road should be designed to the minor Local street standard. Revise the typical section on the plans to conform with the Town's Typical Minor Street section. Provide

roadway layout in conformance with Table 3 and 4 of the Town's Street Design and Construction Standards.

24. Show a typical roadway section for the reconstruction of Anglers Road.
25. Add a note to the Trench Detail – Electrical Conduit on sheet D-2 of the plan set to require installation of pull ropes in conduits.
26. Revise the linetype of the silt fence to show the letters SF, as on the plan legend.
27. Add a construction entrance to the second access point if construction traffic will use both entrances.
28. Show the catch basin inlet protection on the plans.
29. Show foundation drain/drip strip connection to stormdrain system.
30. For the proposed roof drip strip, show the roof plan which will shed runoff to all sides of the building as shown on plan sheet SWP-1. MDEP allows for collection of roof runoff that sheets off the edge of a roof, but does not typically allow concentrated runoff to be directed to the filter strip.
31. Provide stormwater routing calculations for underdrained filter basin to determine adequacy of berm.
32. Revise detail on SP-1 to show berm elevation of 299 rather than 229.
33. Provide rip-rap size on rip-rap apron detail on sheet SP-1
34. Provide statement from MDEP allowing infiltration from underdrained filter basin, or provide impermeable liner membrane.
35. Show location of cleanouts on underdrained filter basin detail, and call out for ends of underdrains to be capped.
36. Request Stormwater Flooding Standard waiver on Waiver request form.
37. The applicant has requested a waiver from Ordinance Section 910.C.1.C.1 High Intensity Soil Survey. A Hydrogeologic assessment of the proposed wastewater disposal field is proposed. As long as the hydrogeologic assessment is submitted and shows that there is no adverse impact from the disposal system, we have no technical concerns with this waiver request.
38. The applicant has requested a waiver from Ordinance Section 910.C.1.C.6 Phosphorus Impact Analysis. Since the project will require a MDEP Stormwater permit addressing stormwater quality, we have no technical concerns with this waiver request.
39. The applicant has requested a waiver from Ordinance Section 518.B.2.A.1 One curb cut in the C-1 zone. We have no technical concerns with this waiver request.

Thank you,

William C. Haskell | Principal



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