

**From:** Jonathan R. Earle  
**Sent:** Monday, August 14, 2017 3:06 PM  
**To:** Amanda L. Lessard; 'Jeff Amos, P.E. '  
**Subject:** Highland Views Manufactured Housing Park & Mixed Use Development -  
Subdivision & Site Plan Review

Jeff & Amanda,

I have reviewed the following information submitted by Terradyn Consultants, LLC as part of the Subdivision & Site Plan applications for this project and offer the following comments:

- Subdivision & Site Plan Application dated August 7, 2017.
- Plan Set with 15 sheets, prepared by Terradyn Consultants, LLC, July 3, 2017.
- Stormwater Management Plan – Revised July 3, 2017.
- Plan Sheets C-8.1 & 8.2 – Submitted with Stormwater Management Plan dated July 3, 2017.

### **Site Plan Application**

- Members of the Highland Lake Watershed group have expressed concern about who is responsible for the long term maintenance of the subsurface wastewater systems. It appears that the wastewater components for the association are addressed in Section 5.1.b (Systems & Utilities). This section addresses sewer pump stations and sanitary sewer to each unit but does not address the septic tanks themselves and the responsibility for pumping. Are the tanks themselves not considers a common element of the association?
- Are the 5 disposal fields considered a common element of the entire project or only common to the users directly discharging to the respective fields?
- The hydrogeologic assessment report and nitrate plumes show on Sheet C-4.0 indicate that ordinance requirement of 10 mg/L at the property line has been met for the project. I have no further comments regarding the analysis.

### **Plans**

- Sheet 1.0 – The total wetland impact for the project based on the revised design and delineation is 9,483 SF and falls within the Tier 1 NRPA permitting threshold. Was this permit application included as part of the stormwater permit application submitted to DEP? It was not specifically mentioned in the cover letter.
- Based on the new stream definition for the project, there are now two stream crossings that will need a Permit-By-Rule from DEP. This was not specifically mentioned in the cover letter and presumably was included as part of the stormwater permit application. Also, it would be helpful to callout the total stream impact area on the plans resulting from the two crossings on McDermott's Way and Bailey's Trail, respectively.

- Provide a construction detail the 10' wide stabilized pond access from the cul-de-sac to the existing path.
- Two road section details are provided on Sheet 7.2. I'm unclear as to which detail the interior road network is being built to. It's my understanding that the entire road network would need to be built to the major private road standard (with the 2' shoulders). The plan views seem to scale to a 20' wide pavement section curb to curb within the development. Please clarify.

### **Stormwater Report & Plans**

- My review of the report and plan agrees with the submission in that the quantity and phosphorus standards are being met. One minor question regarding phosphorus credit being take for the existing roads and buildings. It would be helpful (possibly on Sheet 7.0 Demolition Plan) to show the areas of the existing buildings and roads for where the credit is utilized. Considering the post development export is so close to the budget, this information would be helpful in addressing any concerns the Board or lake association might have.

Please do not hesitate to contact me with any questions.

Jon

---

Jon Earle, PE  
Town Engineer  
Town of Windham

Office: (207) 894-5900, ext. 6124  
Cell: (207) 212-1802  
[www.windhammaine.us](http://www.windhammaine.us)