

**From:** Jonathan R. Earle  
**Sent:** Friday, February 02, 2018 3:46 PM  
**To:** Amanda L. Lessard; 'Dustin Roma (dustin@dmroma.com)'  
**Subject:** RE: 18-03 Sabatus Lane Subdivision - Review Comments

See below for my revised comments in red.

Jon

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Jon Earle, PE  
Town Engineer  
Town of Windham

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From: Jonathan R. Earle  
Sent: Thursday, February 01, 2018 11:21 AM  
To: Amanda L. Lessard; 'Dustin Roma ([dustin@dmroma.com](mailto:dustin@dmroma.com))'  
Subject: 18-03 Sabatus Lane Subdivision - Review Comments

Amanda & Dustin,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the preliminary major subdivision application for this project and offer the following comments:

- Major Subdivision Application dated January 25, 2018.
  - Subdivision plans and details (Sheets 1-7) dated January 25, 2018.
1. A waiver has been requested for the high intensity soils survey. Justification for the waiver request was based on each lot having a passing test pit to support a residential subsurface wastewater disposal system. However, the medium intensity soil survey indicates quite a bit of variability in the hydrologic soils groups used for stormwater management analysis (soils are indicated to be in each of the groups A-D). Given the variability in the hydrologic soils groups, a high intensity survey within the developed portion of the site and especially in the areas where the buffers and level spreaders are located, is recommended.
  2. A waiver has been requested for the hydrogeologic assessment based on the project and adjacent properties being served by public water. This is the case for the existing properties on Sabatus Lane and Cedar Lane, but the abutting properties on Bristol Road, Hidden Pines Drive, and Rosewood Avenue are all served by private well. Please clarify.
  3. Provide documentation from the Portland Water District on their ability to serve the project. See Amanda's email dated 1/29. **This criteria has been met based on the information provided in the supplemental letter.**

4. The subdivision ordinance requires a traffic impact analysis be provided for projects generating more than 140 trips per day. 17 dwelling units will generate more than 140 daily trips per the ITE Trip Generation Manual, 9<sup>th</sup> edition. An analysis shall be provided or a waiver requested for this standard. A waiver has been requested for the traffic impact analysis. The justification for the waiver request is reasonable and it doesn't not appear offsite improvements would be necessary to accommodate the additional traffic generated by the project.
5. An entrance permit will need to be obtained for the project from the Public Works Department along with a street opening permit to make the connection to public water.
6. The stormwater calculations, plans, and details have been reviewed and are in compliance with both Chapter 500 and the Town's Subdivision Ordinance. The request for a waiver from the flooding standard is reasonable for the project. A calculation showing the project's BMPs are treating 75% of the combined developed and impervious area was not provided.

Please do not hesitate to contact me with any questions.

Jon

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