

## **Stephen J. Puleo**

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**From:** Mark T. Arienti  
**Sent:** Sunday, April 14, 2024 11:35 AM  
**To:** Stephen J. Puleo  
**Subject:** RE: 24-12\_PRELIMINARY\_PLAN\_BettyLaneSubdivision

Hi Steve,

I've reviewed the Preliminary Plan for the Betty Road subdivision and have the following comments:

- Sheet 5 of the plan set is referred to as a Watershed Plan, but there is too much information on the sheet to understand; instead there should be separate pre-development and post-development watershed plans
- Stormwater from the buildings is proposed to be treated by roof drip edge filters and drainage from the road is proposed to be treated by a vegetated underdrain soil filter. Please clarify the purpose of the 18" layer of D50 = 6" stone around the interior perimeter of the underdrain soil filter. This is not a typical feature of the design of a soil filter in Maine DEP's guidelines.
- Based on the proposed amount of impervious (34,260 SF) and developed area (160,700 SF) created by the project, I concur that stormwater permitting for the project is limited to a PBR.
- Please include a detail and sizing calculations for the roof drip edge filter in the final application

### Other Comments

- Plan Sheet 3 shows sight distance on Chute Road to the Southwest and indicates that trimming will be required toward the northeast to increase site distance. If tree trimming is performed what will sight distance be?
- Sheet 3, the roadside ditches are hatched but the plan key/legend does not show this hatch pattern. Please clarify what this hatch pattern is suppose to signify?
- Even though this project is not expected to be a large traffic generator, there should be some statement about traffic in the application.
- A waiver has been requested from the requirement to perform a Hydrogeologic Evaluation per Land Use Ordinance 120-911.H. Additional information on any nearby wells should be provided in order for this waiver to be considered.

Please let me know if you have any questions on my comments,

Mark

-----Original Task-----

**Subject:** 24-12\_PRELIMINARY\_PLAN\_BettyLaneSubdivision

**Priority:** Normal

**Start date:** Fri 4/5/2024

**Due date:** Thu 4/11/2024

**Status:** In Progress

**% Complete:** 25%

**Actual work:** 0 hours

**Requested by:** Stephen J. Puleo

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Hi All

We have received the preliminary plan application for the proposed 6 lot conservation subdivision at 4 Betty Lane. Please share your comments or questions for the applicant by the end of this task deadline.

The files, are saved on the Town network, here <I:\Planning\Planning Board\2024\Subdivision\24-12 MAJOR SUBDIVISION BettyLaneSubdivision\24-12 PRELIMINARY PLAN BettyLaneSubdivision>; off-network [<< OLE Object: Picture \(Device Independent Bitmap\) >> 24-12 PRELIMINARY PLAN BettyLaneSubdivision](<< OLE Object: Picture (Device Independent Bitmap) >> 24-12 PRELIMINARY PLAN BettyLaneSubdivision)

I appreciate everyone's input.

Thank you!

*Have an amazing day!*

Best regards,

<< OLE STEVE PULEO  
Object: TOWN PLANNER • TOWN OF WINDHAM  
8 SCHOOL RD, WINDHAM, ME 04062  
Picture \_\_\_\_\_  
(Device SJPULEO@WINDHAMMAINE.US  
Independent WWW.WINDHAMMAINE.US  
Bitmap)  
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Office: [207-894-5960](tel:207-894-5960) x6123 • Direct: [207-777-1927](tel:207-777-1927)

Mobile: [207-712-1069](tel:207-712-1069) • Fax: [207-892-1916](tel:207-892-1916)

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**PUBLIC HOURS:** Monday 7:00-5:00 Tuesday 7:00-6:00  
Wednesday 7:00-5:00 Thursday 7:00-4:00