



ATTAR

ENGINEERING, INC

CIVIL • STRUCTURAL • MARINE

Mrs. Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

August 08, 2017
Project No.: C018-17

**RE: Major Subdivision Application – Revised Submission to Final Plan
Weeks Farm on Overlook, Overlook Road, Windham ME
Tax Map 10, Lot 30**

Dear Mrs. Lessard:

On behalf of Great Lots of Maine, I have attached the following item for your review and consideration:

- Revised Sheets 1 and 8 of the submitted Final Plan Set, Revision E dated 07 August 2017.

The attached plans have been revised with the following comments:

- The Forested Buffer (Buffer #3) located on Lot #13 has been revised to be located farther into the lot and away from Overlook Road. This new location allows the buffer to receive a larger subcatchment of land from the high ground between Lots 9 & 11, to which Buffer #3's sizing has been adjusted to reflect. The movement of this Forested Buffer allows for a more manageable building footprint without hindering the proposed stormwater management of the lot.
- Sheets 1 and 8 have been revised to address these changes. The "Waivers" note section of each sheet has been updated to reflect the additional subcatchment area of Buffer 3. This addition improves the overall site stormwater management through forested buffers from 82.2% to 83.3%. The sizing calculation notes on Sheet 8 has also been revised to show the added developed area to Buffer #3.

Thank you for your consideration. We look forward to discussing this project with you and with the Planning Board in future meetings.

Sincerely;

Michael J. Sudak, E.I.T.

cc: P. Hollis, Great Lots of Maine

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Project Name: *Weeks Farm on Overlook Road*

Tax Map: *10* Lot: *30*

Estimated square footage of building(s): *NOT Applicable*

If no buildings proposed, estimated square footage of total development/disturbance:

Contact Information

1. Applicant *Guest lots of Maine LLC*

Name:

Mailing Address: *28 WOODWARD ROAD Seabrook, NH 03874*

Telephone: *207-216-0333* Fax:

E-mail:

RichardsLands@gmail.com

2. Record owner of property

(Check here if same as applicant)

Name: *Ralph W Weeks*

Mailing Address: *178 HIGHLAND CLIFF ROAD, Winslow, MAINE*

Telephone:

Fax:

E-mail:

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name:

Company Name:

Same as applicant

Mailing Address:

Telephone:

Fax:

E-mail:

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Richards (manager, member) *8/8/17*

Signature

Date

Final Plan - Minor Subdivision: Submission Requirements

A. Mandatory Written Information		Applicant	Staff
1	A fully executed application form, signed by person with right, title, or interest in the property	X	
2	Evidence of payment of the application and escrow fees	X	
3	Name, registration number and seal of the Maine Licensed Professional Land Surveyor who conducted the survey	on plan	
4	Name, registration number and seal of the licensed professional who prepared the plan (if applicable)	on plan	
5	Description of how solid waste generated at the site is to be collected and disposed of.	n/a	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	n/a	
7	Copies of existing or proposed deed restrictions or covenants.	n/a	
8	Copies of existing or proposed easements over the property	n/a	
9	Title opinion proving right of access to the proposed subdivision or site for any property proposed for development on or off of a private way or private road	submitted	
10	Financial Capacity. Estimated costs of development, and itemization of major costs	X	X
i.	Estimated costs of development, and itemization of major costs		
ii.	Financing - provide one of the following:	X	X
a.	Letter of commitment to fund from financial institution, governmental agency, or other funding agency	n/a	
b.	Annual corporate report with explanatory material showing availability of liquid assets to finance development	n/a	
c.	Bank statement showing availability of funds if personally financing development	n/a	
d.	Cash equity commitment	n/a	
e.	Financial plan for remaining financing	n/a	
f.	Letter from financial institution indicating an intention to finance	n/a	
iii.	If a corporation, Certificate of Good Standing from the Secretary of State	n/a	
11	Technical Capacity	X	X
i.	A statement of the applicant's experience and training related to the nature of the development, including developments receiving permits from the Town.	n/a	
ii.	Resumes or similar documents showing experience and qualifications of full-time, permanent or temporary staff contracted with or employed by the applicant who will design the development.	n/a	
12	Name and contact information for the road association who's private way or road is used to access the subdivision (if applicable)	n/a	

B. Mandatory Plan Information		Applicant	Staff
1	Name of subdivision, date and scale	on plan	
2	Stamp of the Maine License Professional Land Surveyor that conducted the survey, including at least one copy of original stamped seal that is embossed and signed	on plan	
3	Stamp with date and signature of the Maine Licensed Professional Engineer that prepared the plans.	on plan	
4	North arrow identifying all of the following: Grid North, Magnetic North, declination between Grid and Magnetic, and whether Magnetic or Grid bearings were used in the plan design	on plan	
5	Location map showing the subdivision within the municipality	on plan	
6	Vicinity plan showing the area within 250 feet, to include: <ul style="list-style-type: none"> i. approximate location of all property lines and acreage of parcels ii. locations, widths, and names of existing, filed, or proposed streets, easements or building footprints iii. location and designations of any public spaces iv. outline of proposed subdivision, together with its street system and indication of future probably street system, if the proposed subdivision encompasses only part of the applicants entire property. 	on plan on plan	
7	Standard boundary survey of parcel, including all contiguous land in common ownership within the last 5 years	on plan	
8	Existing and proposed street names, pedestrian ways, lot easements, and areas to be reserved or dedicated to public use	on plan	
9	All lots within the subdivision, including numbers for each lot, and map and lot number assigned by the Windham Assessing Department	on plan	
10	Location of all monuments as required by ordinance	on plan	
11	Location of any important or unique natural and site features including, but not limited to wetlands, water bodies, streams, scenic areas, sand and gravel aquifers, significant wildlife habitats, significant fisheries, treelines, historic and/or archaeological resources.	on plan	
12	Location of all yard setback lines.	on plan	
13	Medium intensity soils map for the area to be subdivided. The Planning Board may require submission of a high intensity soils map in instances where poor soils are evident.	N/A	
14	Location and results of test pits performed by a Maine Licensed Site Evaluator or Certified Soil Scientist if subsurface wastewater disposal systems (septic) are proposed.	on plan	
15	Written offers of cessation to the Town of all public open space shown on the plan.	N/A	
16	All conditions of approval and/or waivers required or granted by the Planning Board, with the exception of waivers from the submission requirements.	on plan	
17	Boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the Town's Flood Insurance Rate Map	N/A	

C. Submission information for which a waiver may be granted.		Applicant	Staff
1	Contour lines at intervals of 5 feet, or at lesser intervals as the Planning Board may require	prev. subm. files	
2	Description of how stumps and demolition debris will be disposed of	removed	
3	A surface drainage plan or stormwater management plan with profiles and cross-sections showing the design of all facilities and conveyances necessary to meet the stormwater management standards set forth in Section 900.	on site	
4	A soil erosion and sediment control plan prepared by a Maine Licensed Professional Engineer or a Certified Professional in Erosion and Sediment Control (CPESC).	prev. subm. files	
5	If subsurface wastewater disposal systems (septic) are proposed, a hydrogeologic assessment prepared by a Maine Licensed Site Evaluator or Certified Geologist.	on file	
6	Show location of driveways	on plan	