

**From:** Jonathan R. Earle  
**Sent:** Wednesday, October 31, 2018 2:35 PM  
**To:** Amanda L. Lessard; 'Kirk Ball'  
**Cc:** 'Matt Hancock'; 'David Fowler'  
**Subject:** 17-23 Durant Homestead Subdivision Preliminary Plan Review Comments

Kirk,

Thank you for providing a detailed response to my review comments for the Durant Homestead Subdivision project. Below in red are my responses. Please let me know if you have any questions.

1. Waivers:
  - a. The justification for the waiver request from providing public water to the project was that it would likely affect preservation of open space. With any public water main being located within either an existing ROW (Chute Road) or future town ROW (Penny Whistle Drive), I'm unclear how this would impact the open space when the main would be installed in areas already cleared and outside of open space? **The number of lots has been reduced from 26 to 25. PWD has indicated the property is 2,565' from the nearest public water main. By reducing the number of lots, the requirement to extend the water main no longer applies.**
    - i. Will the homes in the subdivision be sprinkled? The current ordinance requires all homes greater than 1000' from the project intersection to be sprinkled. It should be noted that there has been some discussion and ordinance language changes proposed to allow cisterns, fire ponds, or other means of fire protection instead of sprinklers, but nothing has been enacted at this time. **The response letter has indicated all lots will be sprinkled. No further comment.**
  - b. Open space – A waiver from the requirement for the project's open space to be contiguous has been requested. The request seems reasonable since separate public access points have been provided for accessing the two separate portions of open space. The open space calculations need to be shown on the approved subdivision plans. Is 50% of the open space suitable for development as required in the ordinance? **There appears to be a discrepancy between note 11 & 12 on the subdivision plan. Note 11 indicates there is 27.2 Acres of open space, but note 12 uses 48.53 acres in the calculation to arrive at 56% developable. Please clarify.**
  - c. Dead end streets – A waiver from constructing a second hammerhead turnaround at the 2000' mark of the proposed road has been requested. This request is reasonable based on the proximity of the cul-de-sac being 350' from where the 2<sup>nd</sup> hammerhead would need to be located. **No further comment.**
  - d. Landscape plan – A waiver from providing a landscaping plan has been requested. The ordinance requires a street tree every 50' and existing trees are allowed if they are protected during construction. Locations of existing trees to be saved or new trees planted need to be shown on the plan to demonstrate meeting this requirement. **Proposed trees are shown on sheet as noted in the response letter. No further comment.**
2. Cost estimate – The overall cost estimate provided appears reasonable for the scope of the project. A more detailed unit price cost estimate will be required prior to construction for the purposes of developing the project's performance guarantee amount. **No further comment.**
3. Stormwater :

- a. Consider using the two letter soil type abbreviations and providing a table with each soil type and its respective hydrologic soil group on the pre and post development plans for ease of review. **Table has been added to sheets 3 & 4 per the response letter. No further comment.**
- b. Show Tc flow paths for each subcatchment on both the pre and post development plans. **Tc flow paths have been added to sheets 3 & 4 per the response letter. No further comment.**
- c. The flooding standard has been met with each point of analysis in the post development condition at or below the peak flow of the predevelopment condition. **No further comment.**
- d. Stormwater quality calculations were provided meeting MDEP requirements to treat 90% impervious and 75% of the developed areas with lot by lot allowances shown on the treatment plan. **No further comment.**
- e. The proposed tree line on the plan should be reviewed and revised to reflect actual areas to be cleared and assumptions made for each lot's impervious and developed areas. **To clarify, the Planning Board waived the submission requirement for a landscaping plan at the previous meeting, not the proposed treeline. The proposed treeline as shown and used for stormwater must remain in place during and after construction.**

4. Nitrate Analysis – The report from MAI summarized that nitrate levels in the groundwater are at or below 10 mg/L at the property line. The nitrate plume from Lot 24 appears to extend just slightly past the property line onto the ROW of Chute Road. Please clarify. **No further comment.**

5. Traffic:

- a. Show the sight distances at the intersection of Penny Whistle Drive and Chute Road on the approved plan. **Sight distance have been added to the subdivision plan as noted. No further comment.**
- b. The traffic study provided by Maine Traffic Resources was reviewed and I agree with the assessment that no offsite improvements are necessary to support the project. **No further comment.**
- c. Additional clearing on Lot #1 was recommended to increase sight distance above the Town's ordinance requirement. Will this clearing be completed as part of the project? If so, this should be shown on the plans and provisions made in the association documents to maintain this clearing. **A note has been added to the association documents per the response letter. No further comment.**

6. Plans:

- a. Road profile – The profile shown shading which seems to represent gravel and bedrock material below subgrade, but is shown in seemingly random locations on the profile. Please clarify. **The road profile sheet (Sheet 10) has been corrected. No further comment.**
- b. Road cross section – The cross section provided exceeds the requirement for a minor public road by providing 1' extra of paved shoulder on each side of the road. Gravel and pavement thickness provided meet the public road standard. **You are correct in that the additional 1' paved shoulder is required in areas where sidewalks are not required. The road as designed meets and does not exceed the minor public road standard. No further comment.**
- c. Show a location for installing a stop sign at the intersection of Penny Whistle Drive and Chute Road and provide an installation detail. **Stop sign location and detail have been added. No further comment.**

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