

From: dustin@dmroma.com
Sent: Thursday, November 6, 2025 1:14 PM
To: Stephen J. Puleo
Cc: Amanda L. Lessard
Subject: Proposed revisions to street connection standards

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Hi Steve,

After reviewing the proposed language for ordinance changes related to Sections 814B(6) and 911M(5)(b)(7) I would like to offer the following for the Town's consideration:

- Can the Section 814B(6) standards that require 2 street connections for projects consisting of Multifamily Buildings with 100 or more units also include Retirement Community use? I believe that Retirement Community use is only allowed with public water, and the high allowable net residential density and smaller units results in projects that have similar characteristics to a residential project containing Multifamily buildings even if the retirement community units are single-family or two-family dwellings.
- Can it be made clear how a mixed-use development would be considered that included, for example, 25 units of detached single-family condo homes and 50 units in multifamily buildings? The total unit could would be under 100 units, and the number of single-family homes and 2-family homes would be less than 30, so would this hypothetical project only require 1 entrance?

Thanks,

Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062

Office: (207) 591 - 5055

Cell: (207) 310-0506