

Town of Windham

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DRAFT MEMO

DATE: May 7, 2020

TO: Barry Tibbetts, Town Manager
FROM: Mark Arienti, Town Engineer
Cc: Jennifer Curtis, Planner
Amanda Lessard, Planning Director
Doug Fortier, Public Works Director
Ken Grondin, Grondin Corp.

RE: Public Acceptance of Streets – Sabatus Lane

Grondin Corporation is offering for public acceptance the streets in the Sabatus Lane Subdivision, which has been extended past its intersection with Cedar Lane. The extension of Sabatus Lane serves 15 lots. Sabatus Lane is shown relative to the subdivision on the attached approved subdivision plans. All work within the right-of-way on the approved plans has been completed to the satisfaction of Town Staff.

The process and submission requirements for offering streets for public acceptance are in Section 911.M.6 of Windham's Subdivision Ordinance and include but are not limited to as-built plans and a deed transferring the road right-of-way. Based on staff review, the application for public acceptance of streets is complete.

It should be noted that all stormwater facilities, including buffers, level spreaders, culverts and swales not within the right-of-way will remain the responsibility of the owner (Homeowner's Association).

Please note that the owner typically warrants all public improvements for a period of one year from the date of acceptance and posts a maintenance guarantee per the subdivision regulations. In this case, however, we recommend extending this guarantee to two years because during placement of surface pavement in September 2019, a load of asphalt was used despite exceeding the temperature specification and being requested to reject the load by the Town's 3rd party inspector.

The maintenance guarantee shall ensure the workmanship and the durability of all materials used in the construction of the roadways, curbing, esplanades, sidewalks, sanitary sewerage systems, storm drainage systems, street lighting, tree planting, and other public improvements located within the right-of-way which may become defective within the two (2) year period, all as determined by the Public Works Director or Town Engineer in accordance with Section 911.M.6. The amount of the maintenance guarantee shall be 10% of the total construction costs of all required improvements.