

Town of Windham

Planning Department
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MEMO

DATE: November 25, 2015

TO: Tony Plante, Town Manager
FROM: Amanda Lessard, Planner *AWL*
Cc: Ben Smith, Planning Director
Doug Fortier, Public Works Director
Greg McCormick & Amy Mulkerin, Sebago Heights, LLC
RE: Public Acceptance of Streets – Harvest Hill Road, Thrush Terrace

Sebago Heights, LLC, is offering for public acceptance the streets in Phases III of the Sebago Heights Subdivision, located off Pipeline Road near the Raymond town line. These streets serve Lots 23-27, 33-35, 41-45, 65-72, and 86-91 in the Sebago Heights Subdivision, and are listed here:

- Harvest Hill Road (portion)
- Thrush Terrace (portion)

The portions of streets are shown relative to the subdivision on the attached As-Built Plans.

The streets in Phases I and II of the Sebago Heights Subdivision were accepted by the Town Council on September 27, 2011.

The process and submission requirements for offering streets for public acceptance are on pages 9-69 through 9-71 of the subdivision ordinance. Based on Planning staff review, the application for public acceptance is complete, and is being forwarded to the Town Manager's office for placement on an upcoming Town Council agenda.

Please note the following items:

- Infrastructure condition
As noted in the Gorrell-Palmer field report dated October 30, 2015, there is sediment buildup in several catch basins and culverts in Phase III. Staff believes that infrastructure should be in like new condition when accepted by the Town.
- Timing of public acceptance of Phase 3 streets

Planning and Public Works staff communicated with the developer throughout the 2015 construction season regarding the timing of an application for acceptance of Phase 3 streets, recommending that all phases be complete prior to any application for public acceptance of streets. Given the chronology of construction of the Phase 3 road (the binder pavement was left for 5 years or so before receiving the top coat), staff is concerned about the condition of the Phase 3 road after the buildout of Phases 4 and 5 where construction vehicles will be using Phase 3 streets for the duration of that work.