

From: dustin@dmroma.com
Sent: Thursday, July 10, 2025 10:10 AM
To: Amanda L. Lessard
Cc: Stephen J. Puleo; Mark T. Arienti
Subject: Response to Staff Review - Shepherd Lane Subdivision
Attachments: Unit 1 plan Shepherd Lane.pdf

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Hi Amanda,

In response to your staff review memo dated July 8th for the Shepherd Lane Subdivision:

Draft Condominium Declaration

- a. We have added the following sentence to the end of Condition of Approval #2: "The Condominium Declaration and Condominium Plat shall be submitted to the Planning Office for review prior to recording."
- b. The 36,958 sf of impervious surface that is stated in the Stormwater Report is the summation of the paved access drive, paved driveways for each unit, and the roof area of each structure. The current plans show 22,009 sf of paved surfaces which includes the access drive, individual unit driveways and the paved walkways connecting the driveways to the front stairs. The buildings shown on the current plan have a total of 12,516 sf of roof area including porches. The total impervious surface shown on the current plans is 22,009 + 12,516 = 34,525 sf and the reason for the reduction is that we reduced the size of the buildings from what was shown on the original plans. As a result, the stormwater treatment systems are designed for 2,433 sf of surplus impervious surface that is not currently shown on the plan, or 187 sf for each of the 13 dwelling units. We will revise the language in the condominium documents to limit the size of any patios to a maximum of 187 sf within each yard area, and we will add the following statement to the section which allows an 8 x 10 shed "Any shed structure must include the installation of a roofline drip edge constructed in accordance with the Maine DEP Stormwater Best Management Practices Manual."
- c. We will attach the Stormwater Inspection, Maintenance and Housekeeping Plan prepared by our office to the Condominium Documents as Exhibit C.

Multifamily Development Standards

- a. The attached plan for Unit 1 includes a full-length porch along the front of the house to bring it all the way to the front corner. If necessary we can add a set of stairs on the end of the porch facing Falmouth Road so that it has an access point facing the public street.
- b. The attached plan for Unit 1 includes larger windows facing Falmouth Road (left elevation) to meet the 25% fenestration requirement.

Fire Department

a. If the wastewater disposal field located under Shepherd Lane needed to be replaced, a temporary gravel driveway over the front yards of Units 1, 2 and 3 would need to be built to provide access to the development while the system was excavated and repaired or replaced. There are no septic tanks, transformer pads or other utility conflicts located within the area where the temporary access drive would be located because all of those utilities are located either on the other side of the road or on the rear side of the dwelling units.

Thanks and please let me know if you have any additional questions.

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