

April 18, 2023

Stephen Puleo, Town Planner
Town of Windham
8 School Road
Windham, Maine 04062

**Re: Response to Town Staff Review Comments for Project 23-10: Depot Street Apartments
Peter Anania & Simon Beylin – Applicants**

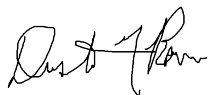
Dear Steve:

We have enclosed the following information in regard to the above-referenced project to address questions that have been raised during the review process:

1. A revised full plan set containing all plan sheets that were approved with the original project, with revisions to accommodate the new proposed building architecture and layout.
2. A plan sheet showing the previously approved plan, with the new buildings and sidewalks overlaid to depict what is proposed to be changed.
3. We performed a calculation of the proposed change in impervious surface that results from the revisions that are depicted on the attached plans. The new layout proposes an increase of 271 square feet of building/patio/deck area and a decrease of 490 sf of paved surfaces due to sidewalk modifications, for a total reduction of 219 sf of impervious surface for the project.
4. Major Amended Subdivision Application Form to change the legal name of the project applicant to Peter Anania & Simon Beylin. The required submission sections regarding financial capacity, technical capacity and right, title or interest documents have been submitted previously with the Major Site Plan Amendment application and are not duplicated with this submission.
5. A calculation of the portion of the ground floor façade on each building that is covered by transparent openings (windows & doors).
6. An email correspondence from the Portland Water District indicating that they have capacity to serve the project with water and sewer, and that they approve the changes to the utility plans as depicted on the attached Grading and Utility Plan Sheet 5 of 8.
7. A letter from the Maine Department of Environmental Protection indicating that they have accepted our Permit Transfer Application for processing and that it has been found to be complete.

Please contact us if you have any questions or if you need any additional information.

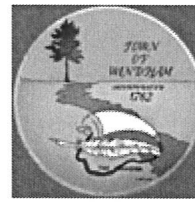
Sincerely,
DM Roma Consulting Engineers



Dustin M. Roma, PE
President

Cc: Peter Anania, Simon Beylin

Enc.



MAJOR SUBDIVISION – FINAL PLAN - REVIEW APPLICATION

FEES FOR MAJOR SUBDIVISION FINAL PLAN REVIEW	APPLICATION FEE: AMENDED APPLICATION FEE:	<input type="checkbox"/> \$350.00 <input checked="" type="checkbox"/> \$350.00	AMOUNT PAID: \$ _____ DATE: _____
	<input type="checkbox"/> Amended Major Subdivision Each Lot / Revision	REVIEW ESCROW: AMENDED REVIEW ESCROW:	

Office Use:

Office Stamp:

PROPERTY DESCRIPTION	Parcel ID	Map(s) #	38	Lot(s) #	37-A	Zoning District(s)	VC	Total Land Area SF:	2.1 Acres
	# Lots/dwelling units:	31	Total Distr. >1Ac.	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		Est. Road Length(ft):			
	Physical Address:	STOCKYARD DRIVE				Watershed:	PRESUMPCOT RIVER		

PROPERTY OWNER'S INFORMATION	Name:				Name of Business:	GLEDHILL INVESTMENT GROUP LLC				
	Phone:				Mailing Address:	68 CAPISIC STREET				
	Fax or Cell:				PORTLAND, ME 04102					
	Email:	JEFF @ TOUNGEASSOCIATES.COM								

APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	PETER ANANIA & SIMON BEYLIN			Name of Business:					
	Phone:	(978) 955 - 1634			Mailing Address:	44 INDIAN ROCK ROAD, SUITE 850				
	Fax or Cell:				WINDHAM, NH 03087					
	Email:	SIMON @ BEYLINBUILDERS.COM								

APPLICANT'S AGENT INFORMATION	Name:	DUSTIN ROMA			Name of Business:	DM ROMA CONSULTING ENGINEERS				
	Phone:	(207) 591 - 5055			Mailing Address:	PO BOX 1116				
	Fax or Cell:				WINDHAM, ME 04062					
	Email:	DUSTIN@DMROMA.COM								

PROJECT INFORMATION	Existing Land Use <i>(Use extra paper, if necessary):</i> GENERALLY UNDEVELOPED LAND
	Provide a narrative description of the Proposed Project <i>(Use extra paper, if necessary):</i> TRANSFER THE SUBDIVISION PERMIT APPROVALS FOR A 31-UNIT RESIDENTIAL DEVELOPMENT TO A NEW APPLICANT
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): CONSTRUCTION CONSTRAINTS WERE ADDRESSED WITH THE PREVIOUS APPLICATIONS.

MAJOR SUBDIVISION - FINAL PLAN - REVIEW APPLICATION REQUIREMENTS

Section 910 of the Land Use Ordinance

The submission shall contain, five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

<p>The Major Plan document/map:</p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100'</p> <p>C) Title block: Applicant's name and address</p> <ul style="list-style-type: none"> • Name of the preparer of plans with professional information • Parcel's tax map identification (map and lot) and street address, if available 	<ul style="list-style-type: none"> • Complete application submission deadline: three (3) weeks prior to the desired Staff Review Committee meeting. <ul style="list-style-type: none"> - Five copies of the application and plans - Application Payment and Review Escrow • A pre-submission meeting with the Town staff is required. • Contact information: <ul style="list-style-type: none"> Windham Planning Department (207) 894-5960, ext. 2 Steve Puleo, Town Planner sjpuleo@windhammaine.us Amanda Lessard, Planning Director allessard@windhammaine.us
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APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SUBDIVISION REVIEW

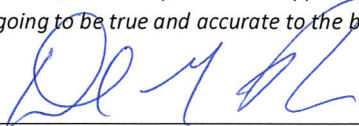
SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 907.B., 910.C., & 911. Due to projects specifics, are required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).

Final Plan - Major Subdivision - Submission Requirements:	Applicant	Staff	B. Mandatory Plan Information	Applicant	Staff
A. Written information – submitted in a bound report.					
1. A fully executed application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If public open space is to be provided, written offers of cession to the Town of Windham shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	3. Seal of the Maine Licensed Professional who prepared the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	<input type="checkbox"/>	<input type="checkbox"/>	4. All public open spaces for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider.	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of any outside agency approvals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Location of all permanent monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PDF\Electronic Submission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Digital transfer of subdivision plan data (GIS format).	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



4-10-23

Dustin Roma - Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT THE NAME

DEPOT STREET APARTMENT FAÇADE AREAS		
12-Unit Building 1 Only (X2 for 2nd building)		
	<i>DESCRIPTION</i>	AREA (SF)
<i>First Level Entry West</i>		
	Siding	424
	Windows (glass)	98
	Doors (glass)	42
	Façade Area	564
	% Glass Area	24.8%
<i>Second Level West</i>		
	Siding	438
	Windows	126
	Doors	0
	Façade Area	564
	% Glass Area	22.3%
<i>Third Level + Gable West</i>		
	Siding	405
	Windows	117
	Doors	0
	Façade Area	522
	% Glass Area	22.4%
<i>First Level Side North</i>		
	Siding	470
	Windows (glass)	164
	Doors (glass)	42
	Façade Area	676
	% Glass Area	30.5%
<i>Second Level North</i>		
	Siding	470
	Windows	164
	Doors	42
	Façade Area	676
	% Glass Area	24.3%
<i>Third Level North</i>		
	Siding	346
	Windows	164
	Doors	42
	Façade Area	552
	% Glass Area	29.7%

DEPOT STREET APARTMENT FAÇADE AREAS		
<i>First Level Entry East</i>		
	Siding	424
	Windows (glass)	98
	Doors (glass)	42
	Façade Area	564
	% Glass Area	24.8%
<i>Second Level East</i>		
	Siding	438
	Windows	126
	Doors	0
	Façade Area	564
	% Glass Area	22.3%
<i>Third Level + Gable East</i>		
	Siding	405
	Windows	117
	Doors	0
	Façade Area	522
	% Glass Area	22.4%
<i>First Level South</i>		
	Siding	470
	Windows (glass)	164
	Doors (glass)	42
	Façade Area	676
	% Glass Area	30.5%
<i>Second Level South</i>		
	Siding	470
	Windows	164
	Doors	42
	Façade Area	676
	% Glass Area	24.3%
<i>Third Level South</i>		
	Siding	346
	Windows	164
	Doors	42
	Façade Area	552
	% Glass Area	29.7%

DEPOT STREET APARTMENT FAÇADE AREAS		
7-Unit Building		
	<i>DESCRIPTION</i>	<i>AREA (SF)</i>
<i>First Level Street Front West</i>		
	Siding	247
	Windows (glass)	45
	Doors (glass)	0
	Façade Area	292
	% Glass Area	15.4%
<i>Second Level West</i>		
	Siding	247
	Windows	45
	Doors	0
	Façade Area	292
	% Glass Area	15.4%
<i>Third Level + Gable West</i>		
	Siding	277
	Windows	55
	Doors	0
	Façade Area	332
	% Glass Area	16.6%
<i>First Level North</i>		
	Siding	934
	Windows (glass)	152
	Doors (glass)	0
	Façade Area	1,086
	% Glass Area	14.0%
<i>Second Level North</i>		
	Siding	934
	Windows	152
	Doors	0
	Façade Area	1,086
	% Glass Area	14.0%
<i>Third Level North</i>		
	Siding	726
	Windows	152
	Doors	0
	Façade Area	878
	% Glass Area	17.3%

DEPOT STREET APARTMENT FAÇADE AREAS		
<i>First Level East</i>		
	Siding	260
	Windows (glass)	32
	Doors (glass)	0
	Façade Area	292
	% Glass Area	11.0%
<i>Second Level East</i>		
	Siding	260
	Windows	32
	Doors	0
	Façade Area	292
	% Glass Area	11.0%
<i>Third Level + Gable East</i>		
	Siding	297
	Windows	35
	Doors	0
	Façade Area	332
	% Glass Area	10.5%
<i>First Level South</i>		
	Siding	840
	Windows (glass)	186
	Doors (glass)	60
	Façade Area	1,086
	% Glass Area	22.7%
<i>Second Level South</i>		
	Siding	940
	Windows	146
	Doors	0
	Façade Area	1,086
	% Glass Area	13.4%
<i>Third Level South</i>		
	Siding	732
	Windows	146
	Doors	0
	Façade Area	878
	% Glass Area	16.6%
	AVERAGE GLASS AREA	20.2%

Dustin Roma

From: Robert Bartels <rbartels@pwd.org>
Sent: Friday, April 14, 2023 4:07 PM
To: Dustin Roma
Cc: Adam Sellick
Subject: RE: IRT Review of project revisions - Depot Street Windham

Dustin,

These drawings look good. PWD accepts the changes. PWD has sufficient water and wastewater capacity for the project.

Thanks,

From: Dustin Roma <dustin@dmroma.com>
Sent: Friday, April 14, 2023 12:01 PM
To: Robert Bartels <rbartels@pwd.org>
Cc: Adam Sellick <asellick@pwd.org>
Subject: RE: IRT Review of project revisions - Depot Street Windham

ATTENTION: This email did NOT originate from Portland Water District. This email is from an external source outside of the District. Exercise EXTREME caution when opening external attachments or links from unknown senders.

Thanks for working with us on this. Attached is the updated plan for your review.

Thanks,

Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062
Office: (207) 591 - 5055
Cell: (207) 310-0506

From: Robert Bartels <rbartels@pwd.org>
Sent: Thursday, April 13, 2023 3:54 PM
To: Dustin Roma <dustin@dmroma.com>
Cc: Adam Sellick <asellick@pwd.org>
Subject: RE: IRT Review of project revisions - Depot Street Windham

Dustin,

Yes, IRT met and ruled on your project. Essentially we are going to ask that you install a new child service off the fire service to feed one of the buildings (most likely the first building on the left). This will free up capacity on the 2" that is feeding the rest of the site and won't require you to get into the traveled way. You will be required to install the child service and install a gate valve on the 6" fire service. See markup. The meter and backflow will be in the building.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

April 11, 2023

Dustin Roma
DM Roma Consulting Engineers
PO BOX 1116
Windham, Maine, 04062

RE: DEP APPLICATION #L-28526CT, WINDHAM

Dear Dustin Roma:

Your client's application for the transfer of a stormwater and NRPA permit was received by the Department of Environmental Protection and found to be acceptable for processing on April 11, 2023. Acceptance of the application does not preclude the Department from requesting additional information during processing. Your client's application has been given the above reference number.

The application will now be examined to determine whether a transfer of the permits can be issued. While there is no statutory deadline for The Department to issue a decision, we will do our best to process this application as quickly as possible. No construction related to the proposed activities currently under review may be started prior to receiving a final decision from the Department.

Please feel free to contact me at (207) PHONE or via email at sarah.giffen.carr@maine.gov if you have any questions regarding this project.

Sincerely,

Sarah Giffen Carr, Project Manager
Bureau of Land Resources

cc: Peter Anania and Simon Beylin
File

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

