

From: dustin@dmroma.com
Sent: Thursday, September 4, 2025 11:26 AM
To: Amanda L. Lessard
Subject: FW: Dolley Farm Subdivision - Response to Comments
Attachments: 04 - Subdivision Plan.pdf; 05 - Site Plan.pdf

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Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062

Office: (207) 591 - 5055

Cell: (207) 310-0506

From: Dustin Roma <dustin@dmroma.com>
Sent: Thursday, August 21, 2025 11:05 AM
To: 'Amanda L. Lessard' <allessard@windhammaine.us>; 'Stephen J. Puleo' <sjpuleo@windhammaine.us>
Subject: RE: Dolley Farm Subdivision - Response to Comments

Hi Amanda,

Attached is a revised Site Plan and Subdivision Plan with the following revisions:

- Proposed survey pins have been added to the Subdivision Plan and Site Plan on all property corners where an existing survey corner marker was not found during the boundary survey.
- I have revised the location of the sidewalk to be right up against the utility pole and guy wire. This pulls it away from the side property line by an additional 5 feet from where it was previously shown, so it is now approximately 8 to 10 feet away from the side property line.
- I have added two additional evergreen buffer trees to the row of trees proposed to be planted adjacent to the sidewalk on the southern property line. The two trees were added in the location where the sidewalk enters the development parcel.

I'll amend the Condition of Approval related to the review of the Condo Documents once you provide me with the language in the Planning Board memo.

Thanks for all your last-minute help with getting this project ready for the meeting on the 25th.

Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062

Office: (207) 591 - 5055

Cell: (207) 310-0506

From: Amanda L. Lessard <allessard@windhammaine.us>

Sent: Wednesday, August 20, 2025 1:28 PM

To: dustin@dmroma.com; Stephen J. Puleo <sjpuleo@windhammaine.us>

Subject: RE: Dolley Farm Subdivision - Response to Comments

Dustin,

We could probably revise the condition to require an additional review before recording, but I'll check with our attorney about what he recommends.

I did just notice that both the survey plan and the subdivision and site plan do not show property pins existing or proposed on several boundary corners which are required to be marked by [§120-911A\(3\)\(b\)](#).

I am not satisfied with your response to comment #4B related to the sidewalk location within the side setback. What is the actual setback of the sidewalk from the property line shown on the plan? It must be at least 5 feet from any side lot line as required by [§120-812C\(1\)\(b\)](#). The Planning Board will make a determination on the adequacy of the buffering required by [§120-814B\(2\)\(b\)](#).

Amanda

Amanda Lessard, Senior Planner/Project Manager
Town of Windham
8 School Road
Windham, ME 04062

office: (207) 894-5900 x 6121

cell: (207) 400-7618

fax: (207) 892-1916

www.windhammaine.us

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