



October 20, 2025
250555

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

RE: Amended Subdivision Plan Application, The Heights at Colley Wright Brook, Cooper Ridge Road, Response to Comments

Dear Ms. Lessard:

On behalf of the Scott and Lea Henniger, we have prepared the following response to comments forward by the Town on October 14, 2025. Below you will find the comments in italicized font and our response in bold.

Amended Subdivision Application Completeness

- *Title, Right, or Interest. According to Town Assessing records, the applicant is no longer the owner of record of Tax Map 10 Lot 23-B, 23-C, 23-E, and 23-F. Provide authorization from these property owners for the applicant to amend the subdivision approval of their lots.*

Response: Please see the attached additional information regarding Title, Right, or Interest.

Staff Review Comments
Planning Department

1. *What is the setback to the stream of the new location for the septic field on Lot #5? Activity within 75 feet of the stream requires a DEP NRPA permit. Note this requirement on the Site Layout & Utility Plan Sheet and add a note to the subdivision plan.*

Response: Based on the HHE-200 prepared by Mark Hampton Associates, the disposal field for Lot 5 will be setback 75 feet from the stream. Please refer to Note 5 on the attached Site Layout & Utility Plan. A note will also be added to final Subdivision Plan.

2. *Add amendment note required by §120-913B(3)(d): The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the title of the subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds.*

Response: The required amendment note will be added to the final Subdivision Plan.

3. *The Waivers noted on the plan do not need to include the waivers from submission requirements.*

Response: Understood. The waivers from submission requirements will not be noted on the final Subdivision Plan.

4. *The subdivision plan should show the 50' wetland and 100' stream setbacks (ie reduce the lot building envelopes where applicable) that were previously approved by the Board relative to §120-911K(3)(c) which generally requires 100-foot building setbacks from primary conservation areas and 50-feet from secondary conservation areas.*

Response: The 50' wetland and 100' stream setbacks and associated building envelopes will be shown on the final Subdivision Plan.

5. *Show Stormwater Buffer area on Subdivision Plan.*

Response: The Stormwater Buffer area will be added to the final Subdivision Plan.

6. *Show the approximate location of the tree line after development has been completed on the Subdivision Plan.*

Response: The approximate proposed tree line will be added to the final Subdivision Plan.

7. *Per §120-911E(a) add a note to the subdivision plan prohibiting the clearing of trees in areas where tree cover is depicted on the plan for a period of at least five years from the date of Planning Board approval. Mandatory buffers for stormwater or other reasons depicted on the plan shall not be cleared of vegetation unless the Planning Board grants an amendment to the subdivision or for maintenance that does not alter the purpose for which the buffer was required.*

Response: The tree clearing notes will be added to the final Subdivision Plan.

8. *The planned changes to the driveway locations will require the assignment of new street addresses. The plan has been provided to the Assessing Department who will issue new address following approval that will be used for building permit applications.*

Response: Understood.

9. *Recommended CONDITIONS OF APPROVALS:*

- Approval is dependent upon and limited to the proposals and plans contained in the application dated October 6, 2025 as amended [the date of the final plan approval] and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board. Any variation from such plans, proposals, supporting documents, and representations is subject to review and approval by the Planning Board or the Town Planner in accordance with §120-912 of the Land Use Ordinance.*

Response: Understood.

- All residences shall install a fire suppression system to be reviewed and approved by the Fire Chief before issuing building permits.*

Response: Understood.

- In accordance with §120-914B(5) of the Land Use Ordinance, the Construction of improvements covered by any subdivision plan approval shall be completed within two years of the date upon which the performance guarantee is accepted by the Town Manager. The developer may request a one-year extension of the construction completion*

deadline prior to the expiration of the period. Such request shall be in writing and shall be made to the Planner. The Town Manager may require an update to the schedule of values and the amount of the guarantee when accepting an extension of the construction period. If construction has not been completed within the specified period, the Town shall, at the Town Manager's discretion, use the performance guarantee to either reclaim and stabilize or to complete the improvements as shown on the approved plan.

Response: Understood.

- If the two (2) rights of ways (ROWs) are to be developed in the future, they must be replaced with an equivalent amount of open space on another property and contiguous with The Heights at Colley Wright Brook Subdivision open space. When the developer proposes to construct a road within this ROW, the developer shall apply to the Planning Board for approval. If the road is to be extended through open space for future development, additional net residential area and open space will need to be provided to offset the right of way deduction. Because the two (2) ROWs extend through an existing stream, if it is to be developed, additional state and federal permits may need to be obtained.

Response: Understood.

- The development is subject to the following [Article 12 Impact Fees](#), to be paid with the issuance of new building permits for the uses: [Recreation Impact Fee](#), [Open Space Impact Fee](#), [Public Safety Impact Fee](#); and [Municipal Office Impact Fee](#). All fees will be determined and collected for any building, or any other permit for the development, [§120-1201C](#).

Response: Understood.

- Before issuing building permits the applicant or builder must have the town engineer verify that the 50-foot conservation subdivision exterior boundary buffer line is pinned, staked, or fenced in the field.

Response: Understood.

Town Engineer

10. Since the revised layout of the lots will result in increases in impervious areas on the lots, the application included updated calculations for the stormwater BMPs, namely the level spreaders. The calculations submitted in their amendment indicate that the size of the southerly level spreader still meets the sizing requirement calculation in Maine DEP Ch. 500. The calculations submitted by the applicant for the northerly level spreader based on the amount of impervious and developed area indicate that the required length is 136.3 ft versus the 135-ft length it is currently built to. This roughly 1-ft difference should be considered de minimis amount that should not have any significant adverse impact on the performance of the level spreader. Based on my observations in the field, the level spreader appears well built and the stone berm is taller than the required height. However, the one additional piece of information that would be helpful in clarifying the analysis is a marked-up plan showing the impervious and developed areas on each lot assumed in the analysis along with a table listing the quantities. Please provide this information.

Response: Please see the attached worksheet showing the assumed impervious and developed areas on each lot. A table listing the quantities is also attached.

We trust that with the attached additional information provided the application will be considered complete. We look forward to discussing the project further at the October 27th Planning Board meeting. If you or the staff have any comments on this application or require additional information, please do not hesitate to contact me at wgerrish@sebagotechnics.com or 207-482-6340.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "W. A. Gerrish". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

William A. Gerrish, PE, PLS
Senior Project Manager

Enc.

cc: Scott & Lea Henniger

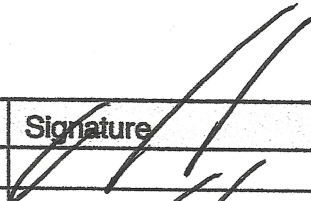
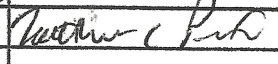
**The Heights at Wright Brook Subdivision
Cooper Ridge Road, Windham, ME 04062**

Date: 10-14-2025

To: Town of Windham, Maine
Planning Department

We, the undersigned property owners in The Heights at Wright Brook Subdivision, Cooper Ridge Road, Windham, Maine, give permission to Lea and Scott Hennigar to amend the approved subdivision plan for their recently purchased lot(s).

(Please sign and date below)

Property Owner Name (print)	Property Address(es)	Signature	Date
Andrew Cail	51 Cooper Ridge Rd., Windham, ME		10/17/25
Andrew Cail	43 Cooper Ridge Rd., Windham, ME		10/17/25
Matt Piersol	55 Cooper Ridge Rd., Windham, ME		10/14/2025
Shayne Bryant HBD Properties LLC	31 Cooper Ridge Rd Windham ME		10/14/2025

Authorized Applicants:

Lea & Scott Hennigar

Property Owners within The Heights at Wright Brook Subdivision
Cooper Ridge Rd., Windham, ME 04062

Amended Subdivision Plan
The Heights at Colley Wright Brook
Area Summary Table

October 20, 2025

Lot	Impervious Area	Landscaped Area	Total Developed Area	Wooded Area	Total Lot Area
1	3,808 SF	13,504 SF	17,312 SF	13,513 SF	30,825 SF
2	3,285 SF	17,043 SF	20,328 SF	9,805 SF	30,133 SF
3	5,643 SF	15,352 SF	20,995 SF	9,366 SF	30,361 SF
4	3,435 SF	16,926 SF	20,361 SF	9,786 SF	30,147 SF
5	5,214 SF	20,513 SF	25,727 SF	14,260 SF	39,987 SF
6	3,197 SF	18,383 SF	21,580 SF	8,908 SF	30,488 SF