

Stephen J. Puleo

From: Mark T. Arienti
Sent: Monday, January 6, 2025 7:56 AM
To: Stephen J. Puleo
Subject: RE: Franklin Drive Subdivision – 20 Franklin Drive – Final Plan Review

-----Original Task-----

Subject: Franklin Drive Subdivision – 20 Franklin Drive – Final Plan Review
Priority: High

Start date: Thu 12/19/2024

Due date: Thu 1/2/2025

Status: In Progress

% Complete: 0%

Actual work: 0 hours

Requested by: Stephen J. Puleo

Hi Steve,

I've reviewed the Franklin Drive Minor Subdivision Final Plan and have the following comments:

Wastewater

- The proposed subdivision plans to dispose of wastewater in the currently under construction public wastewater treatment system, which will include a sewer main coming up Franklin Drive to a point near where the existing cul-de-sac is located. Design of wastewater disposal for the subdivision will require ongoing communication with the Town and Portland Water District as this collection line is designed and built. The elevation and location of the public sewer main coming up Franklin Drive has not been finalized, but it is understood that the proposed subdivision will connect into this line. Depending on the depth of installation of the terminus of the public main, the proposed development may require a force main.

Stormwater

- The Applicant submitted a Stormwater Management Report that details how the proposed subdivision will comply with the stormwater management requirements in Windham's subdivision ordinance (§ 120-911J). Since the proposed subdivision development is in the watershed of Sebago Lake, which is a "Lake at Most Risk", they submitted an analysis to demonstrate compliance with the Phosphorous Standard in Maine DEP Ch. 500. They propose to treat the 0.84 acres of impervious area and 1.16 acres of total developed area using an underdrain soil filter.
- Construction of the island in the middle of the cul-de-sac needs to be clarified to explain how it will be constructed and how stormwater will be managed. The Town would like it to be a Low Impact Design (LID) and include native vegetation.
- The Applicant submitted erosion control that appears to comply with the erosion control requirements in Windham's subdivision ordinance and the minimum standards outlined in the Maine DEP Stormwater Rule Chapter 500 Appendices A. The application also includes an Inspection, Maintenance and Housekeeping Plan that conforms with the requirements of CH. 500 Appendices B and C.

Natural Resources

- A large Significant Vernal Pool has been identified just to the east-southeast of the proposed end of Franklin Drive. The Applicant’s plans show some of the proposed development footprint is within the 250-ft setback of the vernal pool. There is a table on Sheet C-101 of the plans that lists the *Maximum Vernal Pool Impacts as well as the impacts within each parcel*. However, the application does not include a discussion of wetlands or the vernal pool impacts or potential permitting.

Road Design/traffic

- The plans show a 28-ft travel-way (2x14-ft lanes) with 9-ft wide parallel parking on each side. It is not clear which road standard the development is designed to comply with. The Industrial/Commercial street cross section in Appendix B of Windham’s Land Use Ordinance specifies a minimum travel way of 24-ft, but the Commercial Throughfare specifies a maximum of 11-ft travel lanes. Existing Franklin Drive leading up to the cul-de-sac does have 14-ft travel lanes, but no street parking. The proposed Veterans Drive that will connect to the proposed Franklin Drive extension is designed to have 11-ft travel lanes. Less travel lane width would lower stormwater impacts and could be considered.
- A traffic analysis is not included in the application, but this and potentially a Maine DOT TMP will likely be required for development of the lots.

Landscaping & Lighting

- The submitted application and plans do not appear to address lighting or landscaping of the proposed extension to Franklin Drive. This should be added to the plans to conform with Windham’s Subdivision ordinance.

Please don’t hesitate to contact me with any comments or questions,

Thanks,

Mark

Hi Everyone,

We have received a Minor Subdivision Final Plan application for four lots in the Commercial I (C-1) zoning district in the Chaffin Pond / Little Sebago Lake watershed.

This application will be in front of the Planning Board January 13, 2025. Please email me any of your comments or concerns for the applicant by the end of this task.

The files, are saved on the Town network, here: I:\Global\Development Review Team\2024-12-26\24-38_MNR_SUB_FP_FranklinDriveSub, Off-Network: [24-38_MNR_SUB_FP_FranklinDriveSub](I:\Global\Development Review Team\2024-12-26\24-38_MNR_SUB_FP_FranklinDriveSub)

I appreciate everyone’s input.

Thank you,

Have a fantastic day!

Best regards,

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| << OLE Object: | STEVE PULEO PLANNING DIRECTOR • TOWN OF WINDHAM 8 SCHOOL RD • WINDHAM • ME • 04062 |
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PUBLIC HOURS: Monday 7:00-5:00; Tuesday 7:00-6:00; Wednesday 7:00-5:00; Thursday 7:00-4:00; Friday Closed