

From: Jonathan R. Earle
Sent: Tuesday, June 20, 2017 9:20 AM
To: Amanda L. Lessard
Subject: RE: Craid Rd. Minor Subdivision

Amanda,

My review for the Craig Rd. minor subdivision below:

- Test pit for Lot 2 remains on the side setback line. Test pit logs do indicate suitable soils for a septic system, though the disposal field will need to be sized as extra large based on the presence of Profile 9 soils (silt loam, and silt clay loam shallow to groundwater).
- Driveway entrances should be shown on the plan for lots 1 & 2 where Craig Road is a public road.
- No surface drainage plan or erosion control plan have been provided and should be as noted in the sketch plan memo from March 7th. As mentioned before, lot by lot would seem appropriate for this type of development onto an existing road.

Jon Earle, PE
Town Engineer
Town of Windham

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From: Jonathan R. Earle
Sent: Wednesday, February 15, 2017 10:06 AM
To: Amanda L. Lessard
Subject: RE: Craid Rd. Minor Subdivision

Amanda,

It would be good to see driveway locations/site distances on the plans. My thought would be that it would be shown on the final plan and be reviewed by Doug or I as part of the driveway opening permit process.

I didn't bother commenting on stormwater or erosion control as there was nothing submitted as part of sketch plan. Assuming there would be something included as part of final submission, but you make a good point about the applicant not having a someone represent him.

- Lot by lot erosion and sediment control plans. No proposed roads associated with the development. Construction entrances for each lot to prevent tracking of sediment onto public roads (Craig & Anderson).

- Lot by lot treatment plans for impervious and disturbed areas. A waiver of quantity analysis would seem appropriate given the amount of disturbance and lack of road construction. A plan with topography will be needed to review treatment BMPs along with an overlay of hydrologic soils groups and cover types. There is an existing culvert north of lot 2 (probably discharges across the corner of lot 3 onto lot 2 and the existing wetland). I'm not seeing much if any additional runoff heading in the direction of Craig Road.

Jon Earle, PE
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From: Amanda L. Lessard
Sent: Wednesday, February 15, 2017 8:01 AM
To: Jonathan R. Earle
Subject: Re: Craid Rd. Minor Subdivision

Thanks.

FYI – the remaining land with the existing house is Lot 3. The applicant has not owned the property for 5 or more years so is not eligible for homestead exemption.

Would you want to see driveway locations/site distances shown on the plan?

Also, do you have any concerns/comments about stormwater or erosion control? Where this applicant doesn't have his surveyor or engineer representing him, it may be helpful to comment on what is expected for a submission for these areas for the final plan.

Sent from my iPhone

On Feb 14, 2017, at 4:12 PM, Jonathan R. Earle <jrearle@windhammaine.us> wrote:

Amanda,

My comments below:

- The test pit for Lot 2 appears to have been excavated on top of the side set back line. Applicant should confirm suitable soils for a subsurface wastewater disposal system inside the setback requirements.
- Plan references a 3 lot subdivision. Application indicates to 2 lot subdivision. Will a new dwelling unit be proposed for lot 3 (TP #3 was excavated between lots 1 and 2). An existing dwelling unit, garage, and barn are all currently located on lot 3?
- Driveway opening permits will be required for lots 1,2, and (3?) with Craig Road being a public road. Doesn't appear that the applicant will need to excavate in the existing roadway for drainage or utilities. If so, a street opening permit will be required.

Jon Earle, PE
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From: Amanda L. Lessard
Sent: Friday, February 10, 2017 10:18 AM
To: Ben Smith; Brent J. Libby; Douglas Fortier; Elisa A. Trepanier; John K. Wescott; Kevin L. Schofield; Tom H. Bartell; Tony Plante; Jonathan R. Earle; Mabel Darby; Steve G. LeBrun
Subject: FW: Craid Rd. Minor Subdivision

Attached are application materials for a 3 lot minor residential subdivision on Craig Road, off of Anderson Road. The application will appear as a sketch plan on the February 27th Planning Board agenda. The applicant has declined a development team meeting for this project (not required for minor subdivisions), but if you have any comments you'd like included in the staff memo to the Board, please send them to me by the end of next week.

Thanks,
Amanda

Amanda Lessard, Planner
Town of Windham
8 School Road
Windham, ME 04062