

Stephen J. Puleo

From: Mark T. Arienti
Sent: Friday, January 3, 2025 11:56 AM
To: Stephen J. Puleo
Subject: RE: After-the-Fact Subdivision – Monique Drive – Final Plan Review

Hi Steve,

I've reviewed the Monique Drive After-the-Fact Subdivision application and have the following comments:

- Portions of the Jules Drive are less than the required 18' travel way required for a minor private road per Windham's land Use ordinance, Ch. 120, Appendix B. The road also does not appear to have a 5-ft right of way as required by the road standard. A waiver of these portions of the Town road standards has been submitted and may be reasonable pending the required site walk.
- Jules Drive does not have an existing turnaround, but the plans show that a hammerhead will be added, which appears to meet the design requirement in the Ch. 120 Appendix B.
- Monique Drive is approximately 1,100-ft long with no hammerhead turnaround or cul-de-sac and there is no public water or hydrants. A hammerhead or cul-de-sac is required, and it must meet the requirements in Ch. 120 Appendix B Attachment 2-12 or 2-13. Any houses beyond 1,000-ft will need to be sprinkled.
- Based on the Subdivision Plan sheet submitted, it does not appear that Monique Drive has the required width for a Minor Private Road (18'). It is also not clear whether the construction meets the road standard. The road construction will need to be assessed for general conformance during the site walk. If it turns out that the road doesn't meet these requirements it will need to be upgraded appropriately and/or a waiver submitted and approved by the Planning Board.

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

Thanks,

Mark

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

Subject: After-the-Fact Subdivision – Monique Drive – Final Plan Review
Priority: Normal

Start date: Thu 12/26/2024

Due date: Thu 1/2/2025

Status: In Progress

% Complete: 25%

Actual work: 0 hours

Requested by: Stephen J. Puleo

Hi Everyone,

The application is an after-the-fact subdivision to approve 3 lots. Upgrades to Lisa and Jules Drive to establish the required road frontage for lot 49-D5. Subject property is identified as Tax Map: 11; Lot: 49D, 49D-3, 49D-5 and found in the Village Residential (VR) zoning district and in the Presumpscot River via Otter Brook 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\24-26_MNR_SUB_FP_MoniqueDriveSub, Off-Network [<< OLE Object: Picture \(Device Independent Bitmap\) >>](OLE Object: Picture (Device Independent Bitmap))
24-26_MNR_SUB_FP_MoniqueDriveSub

I appreciate everyone's input.

Thank you,

Have a fantastic day!

Best regards,

<< OLE	STEVE PULEO
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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