

From: Jayson Haskell <jayson@dmroma.com>
Sent: Tuesday, December 3, 2019 8:27 PM
To: Jennifer Curtis
Cc: 'Dustin Roma'
Subject: RE: Depot Street - Preliminary Major Subdivision and Site Plan Completeness
Attachments: Review Comments
PWD Coordination - Depot Street.pdf; Firmette2.pdf; Firmette1.pdf; Maine Historic Approval Letter.pdf; Beginning with Habitats.pdf

Good Evening Jenn,

It was good to see you during the Stormwater Conference
Responses are below in red

Jayson R. Haskell, P.E.
Southern Maine Regional Manager



Mailing Address:
P.O. Box 1116
Windham, ME 04062

Office Location:
2 Main Street, Suite 18-206
Biddeford, ME 04005

Phone: (207) 229-3295

From: Jennifer Curtis <jcurtis@windhammaine.us>
Sent: Tuesday, December 03, 2019 11:03 AM
To: Jayson Haskell <jayson@dmroma.com>
Subject: Fwd: Depot Street - Preliminary Major Subdivision and Site Plan Completeness Review Comments

Hi Jayson -

I want to make sure I didn't miss a response to this. I haven't seen anything yet.

Jenn

Sent from my iPhone

Begin forwarded message:

From: Jennifer Curtis <jcurtis@windhammaine.us>
Date: November 26, 2019 at 4:12:25 PM EST
To: 'Dustin Roma' <dustin@dmroma.com>, Jayson Haskell <jayson@dmroma.com>
Subject: Depot Street - Preliminary Major Subdivision and Site Plan Completeness Review Comments

Good afternoon,

I reviewed the Depot Street Preliminary Plan application for completeness and found that it needs the following (some of these were marked "Pending" in the application checklist):

- Preliminary Plan application fee and review escrow
 - Fee for 32 units would be $(1,300 + (22 \times 300)) = \$7,900$
 - Review escrow 30+ lots = 5,000
 - Total \$12,900

We will coordinate with the applicant to pay these fees as soon as possible.

- PWD letter stating the District has capacity to collect and treat wastewater

We have initiated coordination with the District through their MEANS Group to discuss the project along with a preliminary meeting with the PWD. We have been in contact with the District and the designers of the new pump station coordinating the two projects. Attached is a copy of our initial coordination with the District.

- PWD letter stating that there is adequate supply and pressure for the subdivision

See above response

- State or show extents of floodplain on the site

The property is not located in a FEMA defined flood plain. Attached are the two firm panels indicating this.

- MDIFW Beginning with Habitat Map

Attached is a copy of the Beginning with Habitat Map indicating no known significant habitat in the area of the project.

- MHPC letter re: Historic places

Attached is a copy of our MHPC Approval letter.

- Estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours

A formal traffic impact analysis is being prepared and should be completed prior to the Planning Board meeting.

- Traffic impact Analysis

See Response above.

Should be shown on the plans:

- Delineated wetlands

The wetlands are included on the design plans, but may be covered by the hatch utilities for the pavement hatch. They are most visible on the Subdivision Plan for reference.

- Water main

The proposed water services to the property have been shown on the grading and utility plan. One is indicated as FP for Fire Protection and the other is identified as DW for Domestic Water service.

- Limits of tree clearing
 - A note should be added to the plan stating that clearing of trees is not allowed in areas where tree cover is depicted on the plan for a period of at least five (5) years from the date of Planning Board approval.

Attached is a revised Subdivision plan with the proposed treeline and the note referenced above.

All of the above items must be addressed by December 3, at the latest, in order for the item to

remain on the agenda for the Planning Board meeting on December 9.

Additional Notes:

How wetland impacts are going to be addressed should be included in a narrative

A wetland impact note is included on the Subdivision Plan for reference and a NRPA Tier 1 Wetland Alteration permit will need to be submitted to the MDEP.

Is there no culvert required parallel to Depot St?

The road runoff from Depot Street will remain along the curb/gutter line and connected into the closed drainage system. Runoff from the abutting properties will be collected in the proposed field inlet located in the landscaped area at the entrance.

Planning staff would like to see the applicant's proposal to address the Commercial District Design Standards at 813 for review at the Public Hearing

Noted

If you have any further questions, just let us know.

Jay

Jenn Curtis, Planner

Town of Windham

8 School Road

Windham, ME 04062

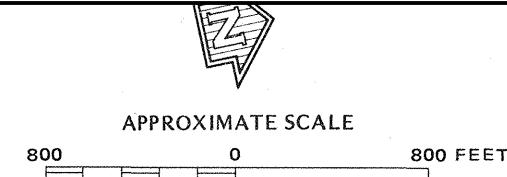
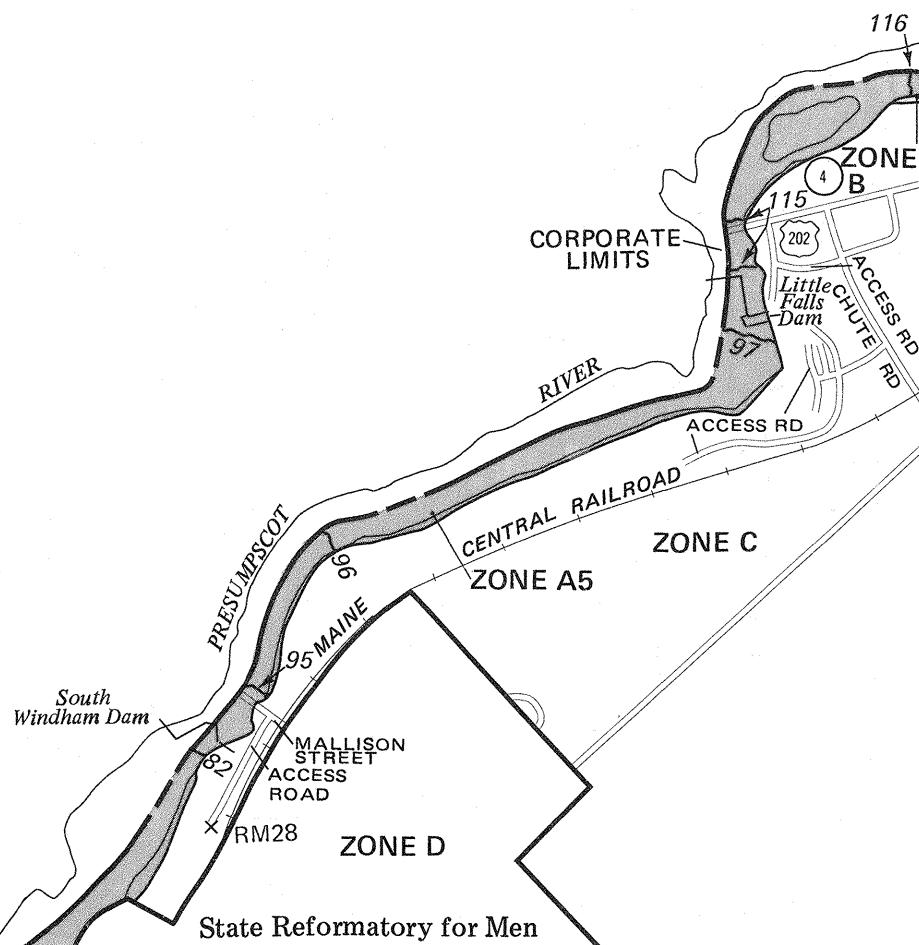
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NOTICE: Under Maine's Freedom of Access ("Right to Know") law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WINDHAM, MAINE
CUMBERLAND COUNTY

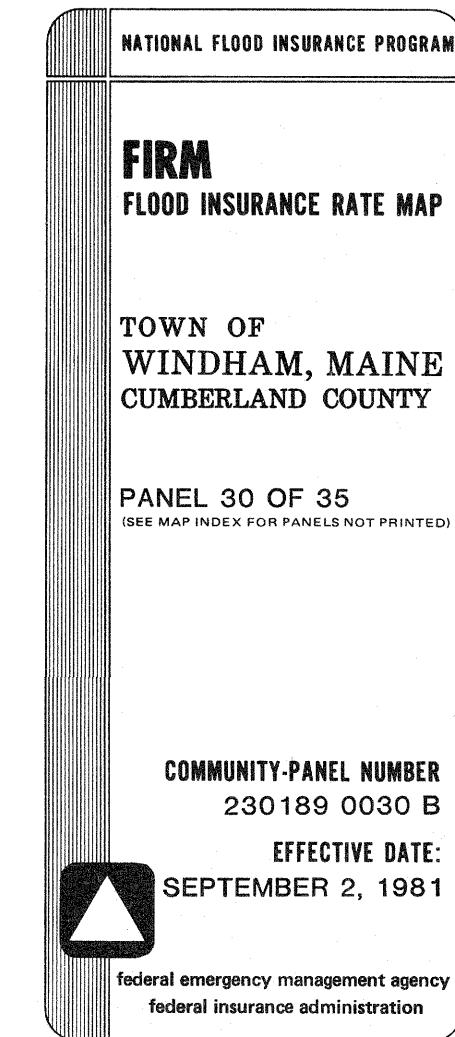
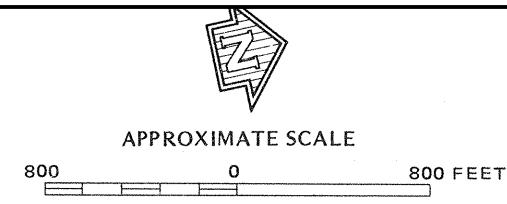
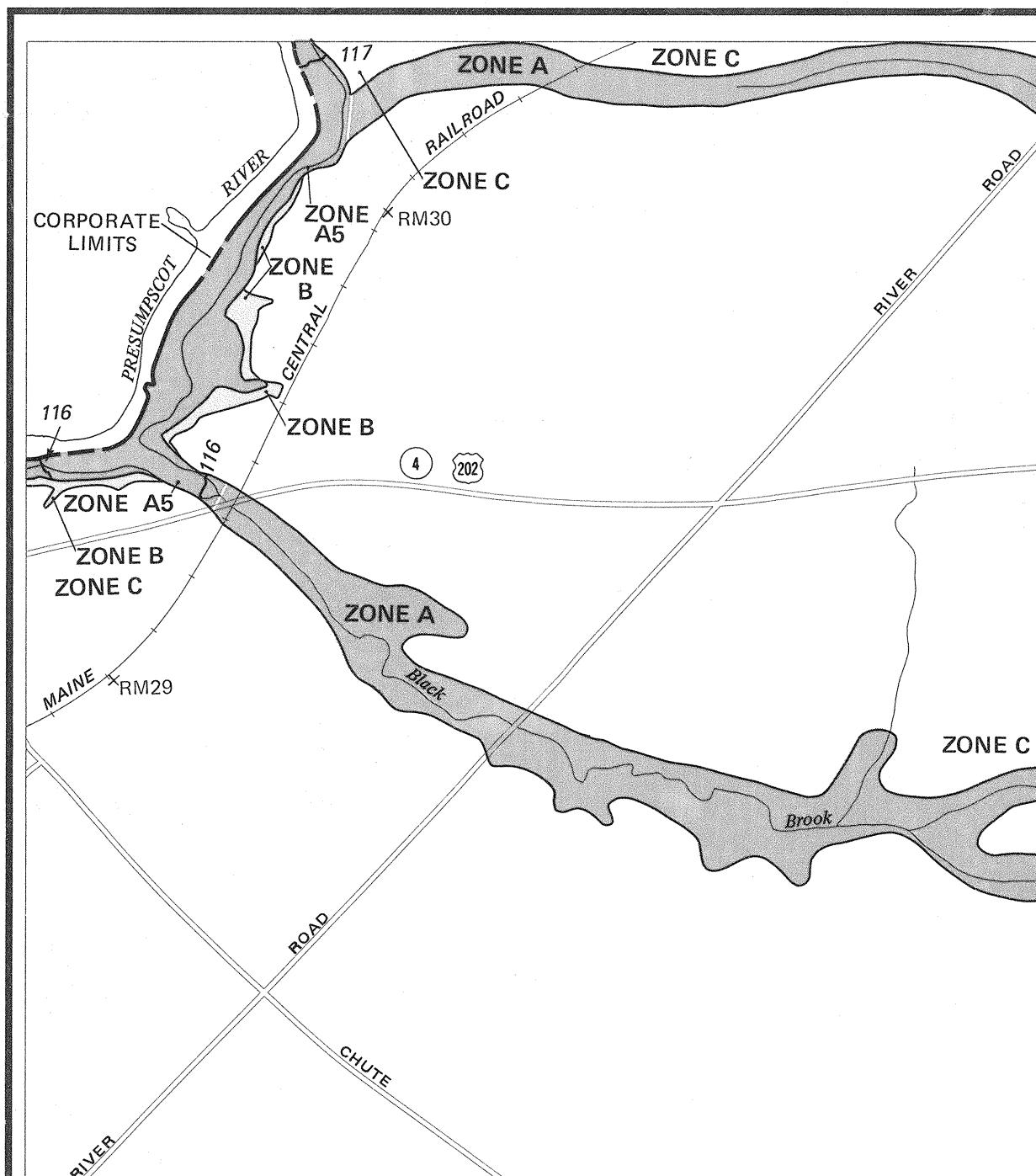
PANEL 25 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230189 0025 B

EFFECTIVE DATE:
SEPTEMBER 2, 1981

federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msfc.fema.gov



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Jayson Haskell

From: Brian Johnson <brianjohnson@pwd.org> on behalf of AMaP MEANS <means@pwd.org>
Sent: Friday, November 22, 2019 8:51 AM
To: 'Jayson Haskell'
Cc: 'Dustin Roma'
Subject: RE: PWD - Depot Street Residential Development (SR: 464803)

Jayson,

Thank you for the information and your request for an Ability to Serve Letter for the project on Depot Street – Windham.

Portland Water District – MEANS Group will review the information and get back to you with any question and/or comments about the project.

Once all PWD requirements have been met an Ability to Serve Determination letter will be issued.

Have a great day,

Brian

MEANS Group

Main Extensions and New Services

Portland Water District

225 Douglass Street

Portland, ME 04104-3553

P:(207)774-5961 Ext. 3199

F:(207)761-8307

MEANS@pwd.org

Brian Johnson

Asset Management Technician

Portland Water District

Phone: 207-774-5961 x3947

E-mail: brianjohnson@pwd.org

<http://www.pwd.org>

From: Jayson Haskell <jayson@dmroma.com>

Sent: Thursday, November 21, 2019 9:09 AM

To: AMaP MEANS <means@pwd.org>

Cc: 'Dustin Roma' <dustin@dmroma.com>

Subject: FW: PWD - Depot Street Residential Development

ATTENTION: This email did NOT originate from Portland Water District. This email is from an external source outside of the District. Exercise EXTREME caution when opening external attachments or links from unknown senders.

Good Morning,

We are working with MCL Realty, LLC on a 32-unit residential apartment complex on Depot Street in Windham. As Adam indicated in the original e-mail, we met with Bobby and Dan on Tuesday to discuss the proposed development on the same property as the new public sewer pump station being designed by the District and Gorrell Palmer.

The residential development will include the construction of (2) 12-unit 3-story buildings and (4) duplex style buildings totaling 32 apartment units. The project also includes paved parking, public water, public sewer (to the new pump station in coordination with the designers), gas service and underground electric, telephone and cable.

The water service connection, as indicated on the attached plan, shows a 6" tapping sleeve with a parent-child connection to separate fire suppression and domestic water services prior to entering the property. In our conversation with Bobby, since the main is being replaced, it is typical to have two separate taps on the new main, without the parent-child connection. The domestic service will then enter a meter pit and then continue into the site. We are showing a 6" fire suppression service to feed the sprinkler systems in the 12-unit buildings and 2" domestic service feeding all buildings.

Attached please find the proposed utility design with the estimated fixture counts. Once you have reviewed the plan, please don't hesitate to contact me with any questions or concerns. Ultimately we will be looking for an Ability to Serve letter from the District. Thank you for your time.

Jay

Jayson R. Haskell, P.E.

Southern Maine Regional Manager



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Phone: (207) 229-3295

From: Adam Sellick [<mailto:asellick@pwd.org>]

Sent: Wednesday, November 20, 2019 12:09 PM

To: dustin@dmroma.com

Subject: PWD - Depot Street Residential Development

Dustin,

I received a set of plans from Bobby and Dan from your recent meeting for your project on Depot Street in Windham. In order for me to begin my review I will need for you to submit a formal request for an Ability to Serve through our MEANS Department. Please send this request in when you are ready for your project to be reviewed.

Have a great day!

Adam

Adam Sellick, E.I.

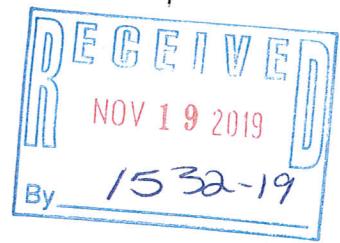
Associate Engineer

Portland Water District

225 Douglass Street
Portland, ME 04102
Phone: 207-523-5262
E-mail: asellick@pwd.org

DM ROMA
CONSULTING ENGINEERS

November 4, 2019



Mr. Kirk F. Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

**Re: MHPC #1532-19
MCL Realty, LLC,
Depot Street, Windham Maine**

Dear Mr. Mohney:

On behalf of our clients MCL Realty, LLC., DM Roma Consulting Engineers has prepared this letter and attachments in response to your letter dated October 30, 2019. Please find included with this letter a Project Site Plan, a spreadsheet and map identifying structures adjacent or abutting the project site that are 50 years or older, and photographs of the structures 50 years or older as requested.

As stated in our initial letter, MCL Realty, LLC is proposing a residential development located on a 2.1-acre parcel which is identified as Lot 37-A on Town of Windham Assessors Map 38, with frontage on Depot Street, be reviewed by the Maine Historic Preservation Commission for potential impacts to resources of historical significance.

The applicant is proposing a residential development that includes the construction of four (4) residential buildings, with two and three-story structures intended to be a mixture of one, two and three-bedroom units.

There are eleven (11) structures surrounding the development that appear to be older than 50 years, construction dates ranging from the 1900s to 1960 according to the Town of Windham Assessor's data. A plan with the locations of each of the buildings along with photos of each structure have been included with this submission review.

Sincerely,

DM Roma Consulting Engineers

Jayson R. Haskell

Jayson R. Haskell, P.E.
Southern Maine Regional Manager

Cc: Maine DEP

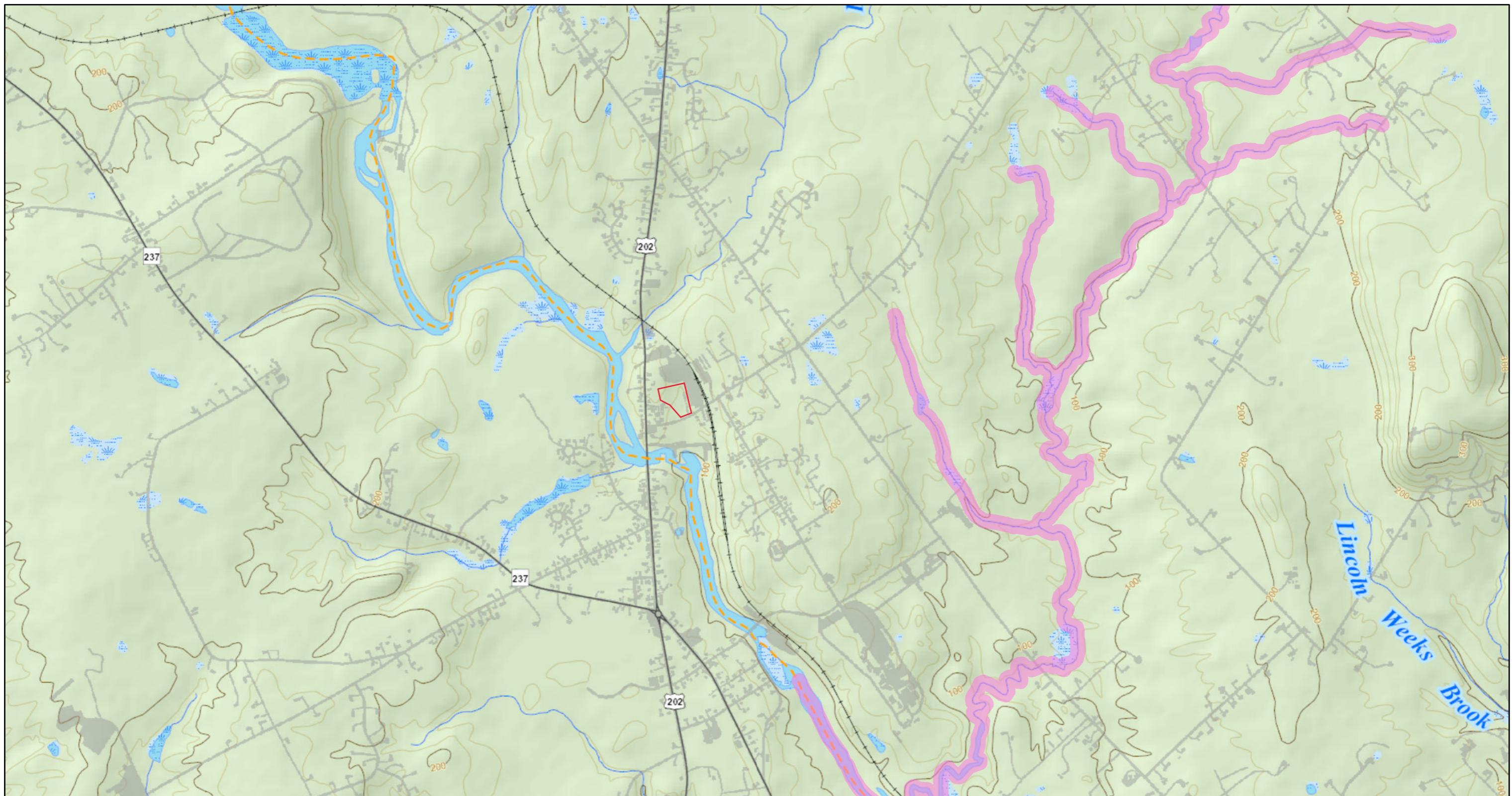
Enc.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney
Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

11/21/19
Date

Beginning With Habitat



December 4, 2019

btrout

1:20,898

0 0.17 0.35 0.7 mi
0 0.3 0.6 1.2 km