

From: Mark T. Arienti
Sent: Thursday, April 9, 2020 10:04 AM
To: Dustin Roma; Amanda L. Lessard; Jennifer Curtis; Lisa Fisher; Gretchen A. Anderson
Subject: RE: Ruby Meadows Subdivision Amendment

Hi Dustin,

I reviewed the plan and numbers on the plan for revised impervious and developed areas for this site and they look appropriate.

The buffer design also looks to be in accordance with DEP guidance for a residential lot based on the hydrologic group C soils. It looks like the grading should allow the drainage from the second half of the road to reach the buffer but maybe a few more spot grades would be helpful. Can you add a note or something on the legend to clarify that arrows are flow lines unless its already there and I missed it

Please also add the following notes to the plan:

- One similar to Note 12 in the 2018 Subdivision Plan, that the stormwater buffer will be permanently marked before construction.
- Another similar to Note 8 in the 2018 Subdivision Plan, that the houses will be built with a roofline drip edge filter.

Thanks,

Mark

From: Dustin Roma <dustin@dmroma.com>
Sent: Wednesday, April 8, 2020 11:48 AM
To: Amanda L. Lessard <allessard@windhammaine.us>; Jennifer Curtis <jcurtis@windhammaine.us>; Lisa Fisher <lfisher@windhammaine.us>; Mark T. Arienti <mtarienti@windhammaine.us>; Gretchen A. Anderson <gaanderson@windhammaine.us>
Subject: RE: Ruby Meadows Subdivision Amendment

Hi Amanda,

- I'll drop off the \$600 check today.
- I contacted Lucian Langlois from MDEP to discuss the stormwater PBR, since he is the field guy that reviews the permits. He confirmed that a Stormwater PBR amendment is not required for development on the individual lots as long as they are do not disturb more than 1 acre. The MDEP looks at the road and pond construction as the initial project, and the development of each of the lots after being sold are separate projects when it comes to Stormwater Law. The project developer received a Stormwater PBR from Maine DEP to build the road and the stormwater features. The developer then sold each of the lots, so those lots now become their own project once they are sold when determining if a Stormwater Permit is necessary. In this case, the development of Lot 3 does not disturb more than 1 acre of land, so it does not require a Stormwater PBR. Lucian confirmed all of this in our phone conversation, so we should be all set.
- The table that was shown on the amended plan showing impervious and developed area only showed the area that was going to the filter basin. We prepared a second table in the application material which showed the area that was going to the stormwater buffer. Although both tables were included in the application material, only one table was shown on the plan, which I agree is confusing. We combined the areas from the two tables and have included the revised/simplified table on the attached revised plan.
- Attached is a draft of the Declaration of Restrictions for the Forested Buffer.

I'll deliver 5 copies of the revised plan and the \$600 check to Town Hall today.

Dustin M. Roma, P.E.



PO Box 1116, Windham, ME 04062

P: (207) 310-0506

From: Amanda L. Lessard [<mailto:allessard@windhammaine.us>]

Sent: Friday, April 03, 2020 2:42 PM

To: dustin@dmroma.com

Cc: Jennifer Curtis <jcurtis@windhammaine.us>; Mark T. Arienti <mtarienti@windhammaine.us>; Gretchen A. Anderson <gaanderson@windhammaine.us>

Subject: Ruby Meadows Subdivision Amendment

Dustin,

To follow up on our conversation last Friday, I reviewed the amended subdivision application and am requesting that the following items be submitted (these is no prescribed submission checklist for an amended subdivision, the applicant shall include enough supporting information to allow the Board to make a determination the proposed revision meet the standards of Section 900 and the criteria of the State statute.):

- Payment of application (\$350) and escrow fees (\$250).
- Evidence that an amendment to the DEP Stormwater PBR was submitted to the Department and approved by April 13th.
- This lot has already been developed with a single family dwelling. Please indicate on the plan the current existing tree line in order to differentiate it from the proposed tree line. It doesn't seem possible to me comparing the cleared area on the approved plan set Sheet PP-1 dated July 23, 2018 that the developed area on the proposed subdivision plan is reduced given that the limits of clearing on the lot on the proposed amended plan are much greater.
- A copy of the forested stormwater treatment buffer declaration of restrictions in Appendix A of the Inspection, Maintenance, and Housing Keeping Plan for the site as described in Note 11 on the proposed amended plan. The application narrative states that maintenance of the stormwater buffer will be the responsibility of the owner of Lot 3. Demonstrate there is no conflict with the HOA document. The project is located in the Town's urbanized area and the Ruby Meadows subdivision is subject to a Condition of Approval that requires annual inspection of stormwater infrastructure and reporting to the Town.

I also wanted to note that a copy of the approved plan is a required submission item (this is a requirement for amended plans in LUO Section 913.B.3 and is listed on the cover sheet of the Amended Subdivision Application, but is not listed on the checklist) – we have an electronic copy we'll include for you this time.

The project has been included on the April 13, 2020 Planning Board agenda but the above items should be submitted ASAP to be included in a revised agenda that will be updated by April 9, 2020 at 4pm.

Thanks,
Amanda

Amanda Lessard, Planning Director
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