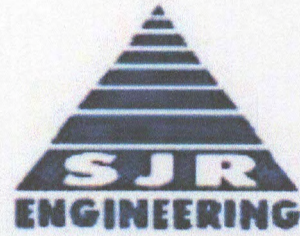


April 15, 2024

Marge Govoni, Chair
Windham Planning Board
8 School Road
Windham, Maine 04062



Re: Proposed Betty Lane Subdivision in Windham

Dear Board Members,

We have received preliminary plan comments from Steve Puleo, Planner on April 14, 2025. We have reviewed Town department head comments and have the following comments:

Town Planner wishes to add 5 more "Conditions of Approval" notes to the recordable subdivision plan. We have added those notes to our plan.

The Fire Chief requests the houses have sprinkler systems or have a 30,000 gallon cistern managed by the Homeowners Association. The developer has indicated they will construct the homes with residential sprinklers.

The Town Engineer requests the following information:

- Our combined existing/proposed watershed plan be broken into two separate plans (ie and existing condition plan and then a proposed condition plan). We are in the process of creating these plans for him.
- The 18" layer of stone around the perimeter of the pond is not a typical feature for a soil filter design according to Maine DEP's guidelines. We have added this perimeter stone based on our field experiences with soil filter designs. The soil filter requires a 30-mil fabric underlayment for pond construction. We have found (and Contractors complain) the loam material along the berm banking slides down into the pond during rain events until the bank vegetation has become established. The perimeter stone helps to hold the loam material in place and minimizes this soil slumpage. The perimeter stone also helps to identify the bottom of the interactive soil filter.
- The project will be required to submit and gain approval for a stormwater PBR (no comment needed).
- As requested, we will include a detail and the sizing calculation for the roof drip edge in the final application. FYI, our excel sizing equation is the same equation that DEP uses for their stormwater reviews.

- Chute Road has a posted speed limit of 35mph. This requires a minimum sight distance of 305' for a standard vehicle. The proposed Betty Lane has been shifted 30' to accommodate minimum sight distance. However, sight distance remains limited to the southwest and will require tree trimming (maybe clearing) to gain increased site distance. The site distance meets the ordinance requirements now, but traffic moves along this section of road fairly quickly. A greater site distance is encouraged. With proper tree cutting/limb trimming, the sight distance should get to at least 400'.
- The hatch pattern that is shown in the ditches is labelled as being erosion control blanket. We will add this notation and hatch to the legend.
- Due to the low volume of traffic generated, 6 lot subdivision, the Planner has authorized a waiver for any traffic study. That said, the subdivision is expected to generate approximately 60 trips per day.
- We have requested our hydrologist (Mark Censi) to gather abutting property well and septic locations in order to evaluate conditions for a hydrogeological/groundwater study waiver to be considered.

Please call me if you have any questions.

Sincerely yours,

Stephen Roberge

Stephen Roberge, PE
for SJR Engineering Inc.

