

Stephen J. Puleo

From: Randy Dunton <rdunton@gorrillpalmer.com>
Sent: Thursday, May 30, 2024 2:51 PM
To: Stephen J. Puleo; Mark T. Arienti; Bradley Lyon; Nikki Conant; Drew Gagnon; Loni Graiver; A. Nicholas Coppola
Cc: Kyle Brennan
Subject: Windham Village Apartments - Follow Up
Importance: High

Good afternoon all,

This is a follow up from our Team's meeting on Tuesday the 14th for the Windham Village project.

As discussed at that meeting, there were two potential off-site mitigation items for this project; 1) Sidewalk work and 2) Impact Fees.

This email is only to address the impact fee mitigation.

It is our opinion that three impact fees apply to this project.

- Anglers Road Intersection – Based on our calculations, we expect this fee to be approximately **\$7,653**. This was identified in our March 28, 2024 Traffic Evaluation.
- Mobility Impact Fee – Based on our calculations using the Sewall Evaluation as precedence, it is our opinion that this project would increase Route 302 corridor by approximately 0.57% during the PM peak hour of Generator and the fee would be approximately **\$8,274**
- Safety Fee – This fee is typically assessed and calculated by the MaineDOT for high crash locations (HCL) where no clear mitigation is identified. In this case, Route 35 at Manchester Drive is a HCL. There is no precedent for setting a safety impact fee for this intersection. Based on our past experience, we would suggest a Safety Impact Fee of **\$10,000** for this intersection. Since the proposed project is forecast to have minimal impact to this intersection, I suspect this may be slightly higher than what MaineDOT would request, but wanted to make sure it was conservative (high) rather than low.

Total of Impact Fees - \$25,927

Please let Drew or I know if you have any questions or think another meeting would be appropriate.

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