

**TOWN OF WINDHAM
SUBDIVISION & SITE PLAN APPLICATION**

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: Landing Real Estate Office

Tax Map: 67 Lot: 8

**Waivers are requested from the following Performance and Design Standards
(add rows as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
812.E.1(a)	Stormwater Management Flooding Standard	X

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

See attached information and Stormwater Management Report prepared by Terradyn Consultants.

(continued next page)

Ordinance Section: **812.E.1(a)**

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		X
Light pollution or glare		X
Water supply		X
Soil erosion		X
Traffic congestion or safety		X
Pedestrian safety or access		X
Supply of parking		X
Sewage disposal capacity		X
Solid waste disposal capacity		X
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		X
Flooding or drainage issues on abutting properties		X
The Town's ability to provide the subdivision with public safety services (if subdivision)		X

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

Waiver Request from Section 812.E.1(a)

Insignificant increases in peak flow rates are predicted at study points SP1 and SP2 as a result of the project. The applicant requests a waiver from the Approval Criteria in the Windham Land Use Ordinance for insignificant increases in peak flow rates.

Study Point #1

At SP1, which represents the site's southern boundary, increases of 0.1, 0.3, and 0.4 cfs are predicted in the 2-year, 10-year, and 25-year design storm events, respectively. Stormwater detention in the southern portion of the site is not feasible. The site is flat in this area and does not feature enough elevation change to provide an outlet for a traditional detention structure.

Further, it is believed that a wooded buffer between the proposed development and the southern property boundary is more desirable and will be easier to maintain than clearing the existing vegetation in order to build a structural flow control BMP.

The downstream property currently consists of undeveloped woodland owned by RSU-14. The run-on to the abutting property at SP1 is expected to infiltrate into the sandy soils, and will have no impact on downstream flow controls or conveyance structures.

Study Point #2

At SP2, which represents the site's northern boundary, increases of 0.1, 0.1, and 0.2 cfs are predicted in the 2-year, 10-year, and 25-year design storm events, respectively. Runoff tributary to SP2 comes from Subcatchment 50, which includes a portion of the proposed site driveway. Because of flat nature of the site, runoff from this area is difficult to capture and direct to the infiltration basin or another BMP. No changes in the project layout or density would change this. Runoff at SP2 will enter the public storm drain network via a catch basin located in Tandberg Trail. Our office is not aware of existing capacity constraints within the storm drain network. The low peak flow rates (0.1-0.2 cfs) are expected to have no impact on downstream flow controls or conveyance structures.