

**From:** William Haskell <WHaskell@gorrillpalmer.com>  
**Sent:** Thursday, October 06, 2016 4:23 PM  
**To:** Amanda L. Lessard; Lisa Fisher  
**Cc:** 'Dustin Roma'; Douglas Fortier; Doug Reynolds  
**Subject:** 3200.03 Alweber Subdivision - Peer Review of Preliminary Plan Application

Hi Amanda,

We received the following information by email on 10/5/16:

- Application packet, dated 10/3/16, prepared by DM Roma
- Plan set with 5 sheets, dated 10/3/16, prepared by DM Roma

We have reviewed the application for conformance to the Town's Subdivision Ordinance and general engineering standards and offer the following comments:

#### Application

1. The project requires a Maine DEP NRPA permit by rule. A copy of the NRPA PBR shall be provided to the Town prior to final approval.
2. A waiver has been requested from the stormwater flooding standard. The narrative indicates that 75% of the impervious and developed areas are treated by buffers or "equivalent best management practices". The ordinance is currently written that a waiver is allowed if 75% of the impervious and developed areas are treated through buffers. It appears that only about 32% of the impervious and developed areas are treated through the wooded buffer. About 48% of the impervious and developed areas are treated through the underdrain soil filter and roof drip strips.

#### Plans

3. We recommend that the following information be noted/labeled on the SB-1 plan: Zoning District, Zoning District dimensional standards (frontage, min lot size, setbacks), NRPA setbacks.
4. General note 4 on SB-1 notes that elevation contours were obtained from Maine GIS. We have seen significant discrepancies between GIS contours and field survey elevations, especially in wooded areas. We are mostly concerned about critical infrastructure such as stormwater management practices. We would recommend that the stormwater ditch, level lip spreader and associated buffer be checked by field survey or have a note added that the location of these practices be field checked and sited in coordination with the design engineer, town engineer and contractor prior to construction to ensure there are no elevation issues. In addition, an as built survey should be required if locations of these features change due to actual field elevations/conditions.
5. The Open Space parcel as shown on SB-1 should be labeled as required in the subdivision ordinance, Section 911.K.4.a.
6. The SB-1 plan identifies 3 requested waivers. We have no concerns with the first two requests. See comment 2 above regarding the stormwater waiver.
7. The SB-1 plan shows easement areas for the hammerhead turnarounds. Easements for the hammerheads are allowed per the ordinance, however, per Section 911.M.3.a.3, the area of any hammerhead easement shall not be used for purposes of satisfying the frontage requirement of the applicable zoning district. It appears that Lot 6 may not meet frontage requirements without counting the length of a portion of the easement line around the hammerhead.

8. Drawing PP -1 – Add stop signs at each road intersection with Alweber Road.
9. Drawing PP-1 – Add dimensions for curb radii at intersections with Alweber Road and at the hammerheads.
10. Drawing D-1 (5 of 6) – Specifications for the various geotextile fabric callouts should be added to the plan to minimize questions during the construction phase.
11. Drawing D-1 (6 of 6) – What is the anticipated groundwater table elevation? Please confirm and include an impermeable liner if necessary.
12. Drawing D-1 (6 of 6) – Note 3 for the underdrain soil filter should be clarified. The referenced inspection should be completed by the Design Engineer or suitable third party, not the Town Engineer.
13. Drawing D-1 (6 of 6) – Specifications for the various geotextile fabric callouts should be added to minimize questions during the construction phase.
14. Drawing D-1 (6 of 6) – For clarity, on the filter basin plan detail, the road label should be changed from Road A to Lionel Lane.
15. Drawing D-1 (6 of 6) – The catch basin outlet pipe size should be changed to 15" diameter in the underdrain soil filter detail to match PP-1.

Thank you,

William C. Haskell | Principal



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