

**From:** Jonathan R. Earle  
**Sent:** Tuesday, June 20, 2017 8:42 AM  
**To:** Amanda L. Lessard; phollisland@gmail.com; ken@attarengineering.com; mike@attarengineering.com  
**Cc:** Ben Smith  
**Subject:** RE: 17-10 - Weeks Farm Major Subdivision Project Review

Amanda has brought to my attention that the project is not in the Highland Lake watershed. As such, the phosphorous standards and calculations would not apply to the project. Please provide more information regarding the basis for the request to waive the flooding standard.

Jon

---

Jon Earle, PE  
Town Engineer  
Town of Windham

Office: (207) 894-5900, ext. 6124  
Cell: (207) 212-1802  
[www.windhammaine.us](http://www.windhammaine.us)

---

From: Jonathan R. Earle  
Sent: Monday, June 19, 2017 11:22 AM  
To: Amanda L. Lessard; 'phollisland@gmail.com'; 'ken@attarengineering.com'; 'mike@attarengineering.com'  
Cc: Ben Smith  
Subject: 17-10 - Weeks Farm Major Subdivision Project Review

To all,

I have reviewed the following information submitted by Attar Engineering, Inc. as part of the Major Subdivision Application for this project and offer the following comments:

- Town of Windham Major Subdivision Application & supporting materials dated June 5, 2017.
- Plan Set with 7 sheets, prepared by Attar Engineering, Inc., dated June 5, 2017.

**Application**

- Water Supply:
  - An ability to serve letter is needed from the Portland Water District for the project. Will the water main extension into the development be a public or private main? If private, the maintenance of the proposed hydrants (including snow removal) would be the responsibility of the homeowner's association and should be included in the association documents. If proposed to be a public main, provide easement language for the future maintenance by PWD.

- Details for the construction of the water main extension have been included in the submission. Locations for all water main valving (air relief, blow off, etc.), should be shown on the plan and profile sheets.
- Hydrogeologic Assessment:
  - The letter from Marc Cenci Geologic, Inc. seems to recommend that a waiver from the high intensity soil survey be submitted. A formal waiver request was not included on Sheet 1 or in the application submission. Please clarify.
  - An site plan with contour information showing the nitrate/nitrogen concentration at the property line should be included as part of the hydrogeologic analysis as specified in section 910 of the Subdivision Ordinance *"An analysis and evaluation of the effect of the subdivision on groundwater resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate/nitrogen concentrations at any wells within the subdivision, or at the subdivision boundaries; or at a distance of 1,000 feet from potential contamination sources, whichever is a shortest distance."*
- Traffic & Roadway:
  - Trip generation was noted on Sheet 1 to be 170 trips per day. Please include the peak hour trips and verify that it does not exceed 50 trips in the peak hour to trigger further traffic analysis and submission requirements.
  - Include sight distance (looking northwest and southeast) existing Overlook Drive on Albion Road on the subdivision plan.
  - Add a construction detail for the hammerhead turnaround showing dimensioning, radii, etc.
  - The road cross section detail on Sheet 6 appears to indicate the road will be constructed to a major private road standard. This should be noted on the construction detail. It is our understanding that the construction of the roadway will involve reusing as much existing gravel as possible and removing some organic material in the subgrade. A gradation for reuse of the existing material is recommended and areas with gravel not meeting Type 'D' spec should be noted on the as-built plan.
  - As noted previously, Albion Road is under moratorium from excavation due to a recent paving project. Approval for excavation in Albion Road will be needed from the Public Works Director. The detail sheet should also include the moratorium trench restoration detail per the Town's street standards.
- Stormwater:
  - A waiver for the flooding standard has been requested by the applicant on Sheet 1. The waiver request for along with a justification for the waiver needs to be completed with the subdivision application.
  - The project is located within the Highland Lake watershed. Phosphorus export calculations were not included with application and are required as part of the Subdivision Ordinance. It should be noted that for projects resulting in less than 20,000 square feet, general standards can be met in lieu of phosphorous export calculations which would include quantity and quality analysis.

## Plans

- Proposed monument locations should be shown on the plans.

- Provide details for a stop sign.

Please do not hesitate to contact me with any questions.

Jon

---

Jon Earle, PE  
Town Engineer  
Town of Windham

Office: (207) 894-5900, ext. 6124  
Cell: (207) 212-1802  
[www.windhammaine.us](http://www.windhammaine.us)