

From: Jonathan R. Earle
Sent: Wednesday, July 12, 2017 3:06 PM
To: Amanda L. Lessard; Dustin Roma
Subject: RE: Babbidge Farm Subdivision

Dustin,

Below are my review comments for the Babbidge Farm Subdivision project:

Subdivision Application

- A. High Intensity Soil Survey – The applicant is requesting a waiver from the high intensity soil survey requirement. In other similar projects, I have recommended granting the waiver when the site soils are relatively homogenous and classified within the same hydrologic soils group. In this instance, the medium intensity soils onsite are indicated to be in a combination of groups A,B,C, and D. Therefore, a high intensity soil survey would add value to the stormwater modelling effort for the project. Does DEP require a high intensity soil survey as part of their review in issuing a stormwater permit?
- B. Landscape Plan – The request to waive the landscaping plan requirement is reasonable. The plan and profile sheets should show the proposed location and species of street trees proposed to be installed every 50' as required.
- C. Hydrogeologic Assessment – The applicant is requesting a waiver from the hydrogeologic assessment. The intent of the assessment is to determine if the nitrate plume at the property line generated from the project's wastewater will exceed the drinking water standard of 10 mg/L. Given the number of dwelling units and proximity to McIntosh Brook and ultimately Highland Lake, a nitrate analysis for the project would be appropriate.
- D. Phosphorus Calculations – The PPB calculations indicate the NWI acreage for the project is 4 AC for the purpose of calculating the project's phosphorus budget (must be greater than 1 AC). The total wetlands noted in the net residential density calculations on Sheet SB-1 is 288,046 SF, or approximately 6.6 AC. In reviewing the NWI map for the project area, it appears all of the project's wetlands are contiguous. Please verify that the correct wetland acreage was used in the phosphorus budget calculation.
- E. Stormwater Quantity Calculations (Flooding Standard) – I have no comments regarding the Pre & Post Development Watershed plans and calculations and agree that the project meets the flooding standard.

Plans

- A. Provide typical roadway section details for the super elevated portion of the proposed roadway. As noted in Amanda's comment below, the roadway does not appear to meet the Minor Local Street standard as designed.
- B. Show sight distance looking east and west at the intersection of the proposed roadway and Falmouth Road.
- C. Any consideration given to installing Type B underdrain in areas where the road profile will be below existing groundwater elevations?
- D. Falmouth Road was paved in 2015 and will remain under moratorium until 2020. Excavation restoration requirements for tapping the water main on Falmouth Road will need to meet the

moratorium restoration requirements as outlined in Chapter 210 Streets and Sidewalks. A detail should be added to the plan set reflecting this construction requirement.

Jon Earle, PE
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From: Amanda L. Lessard
Sent: Thursday, July 06, 2017 10:17 AM
To: Dustin Roma
Cc: Jonathan R. Earle
Subject: Babbidge Farm Subdivision

Dustin,

I've reviewed the Babbidge Farm Subdivision preliminary plan submission and note a couple of items from the checklist that are not fully addressed:

- Standard boundary survey does not include all the contiguous land that was in common ownership within the last 5 years.
- Zoning District Boundaries. There is a 100 foot Stream Protection District on either side of McIntosh Brook that should be noted and shown on the plan.
- Location of easements on the subdivision plan – the boundary survey shows a 50' easement around the existing woods road. The proposed subdivision road does not follow the same path. Is the intent that the road when constructed will replace the surveyed easement?
- Based on the preliminary submission and the discussion with the Board at the sketch plan meeting there appear to be several waiver requests that should be submitted: Section 911.K.4.g (open space contiguous), 911.K.4.b.2 (50% of land suitable for development in open space), 911.M.5 (street design does not appear to comply with the Minor Local Street standard with an additional 1 foot of paved shoulder), 911.M.5.b.5.i (hammerhead turnarounds installed every 1,000 feet).

Note that when it comes to waiver requests, Section 908 specifies that for waiver of submission requirements the applicant must submit a list of the submission requirements requested to be waived, and a reason for which the waiver is sought. You provided that information in your preliminary plan submission project narrative. Only waivers requested from performance standards should be requested by submitting the application form that asks the applicant to address the waiver criteria.

Staff will schedule this project for a public hearing for the Planning Board meeting on Monday July 24th. I'll be in touch about scheduling a date/time for a site walk prior to that meeting.

Amanda Lessard, Planner

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