

From: Amanda L. Lessard
Sent: Wednesday, July 12, 2017 4:24 PM
To: phollisland@gmail.com
Cc: Jonathan R. Earle; ken@attarengineering.com; mike@attarengineering.com
Subject: RE: 17-10 - Weeks Farm Major Subdivision Project Review

Paul,

I have a few additional comments on the Final Plan submission.

- Staff did receive an electronic submission of the waiver request for a hydrogeological analysis (letter from Mark Cenci dated June 26, 2017), however hardcopies were not included with your other July 3rd submission items.
- A second proposed fire hydrant location near the terminus of the water main extension on Overlook Road should be shown on the plan.
- The name of the applicant on the subdivision plan should be Great Lots of Maine
- The final plan prepared for signature should include Conditions of Approval and Waivers Granted (only waivers from performance standards, not submission requirements, should be shown on the plan – you have requested a waiver from Section 911.J.6, Stormwater Flooding)
- Drainage easements to Buffers 1, 2, 3, 4, and 5 shown on the Attar Engineering Plans should be shown on the subdivision plan to be recorded. You should also submit language for proposed easements.
- The tree line shown on the plan does not provide a building envelope for Lot 3. Test pit locations are shown within the tree line for numerous lots. Note that in accordance with Note 13 on the plan, clearing of trees is not permitted in that area within 5 years of Planning Board approval. Either revise the tree line or be advised that a septic system must be located in another area of those lots.
- The subdivision plan appears to show that Overlook Road from Albion Road is part of the land area of the subdivision. Please clarify that this ROW is owned in fee by the abutter, Albion Road, LLC, and is not included in the ROW deduction for Net Residential Acreage. The area labeled as “Convey to Weeks” should be delineated and clarified that it is an access easement.

A response to staff comments must be submitted by Wednesday July 19 at the latest to be included in the Planning Board packet for the meeting on the 24th.

Amanda

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NOTICE: Under Maine’s Freedom of Access (“Right to Know”) law, documents – including emails – in the possession of public officials about town business are considered public records. This means if anyone asks to see it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear

from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

From: Jonathan R. Earle
Sent: Tuesday, July 11, 2017 3:34 PM
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. For clarity, I have included my previous comments and updated my review (in red).

- Town of Windham Major Subdivision Application & supporting materials dated July 3, 2017.
 - Plan Set with 9 sheets, prepared by Attar Engineering, Inc., dated July 5, 2017.
1. 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. **An ability to serve letter by the Portland Water District was not included with the July 3rd submission.**
 2. 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. **Water main alignment is shown on the plan and profile sheets. These sheets do not show the locations for all valving, bends, etc.**
 3. 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. **The applicant is requesting a waiver of the high intensity soil survey. This request is reasonable give the consistent nature of the soils across the site.**
 4. 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."* **Additional information regarding a hydrogeologic analysis was not included in the submission.**
 5. 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. Additional information regarding the peak hour trip generation was not included in the submission.

6. Include sight distance (looking northwest and southeast) existing Overlook Drive on Albion Road on the subdivision plan. Sight distance information at the intersection of Overlook Road and Albion Road was not included on the plans.
7. Add a construction detail for the hammerhead turnaround showing dimensioning, radii, etc. A hammerhead construction detail was not included in the submission.
8. 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. The narrative included with the submission indicates that a blending of existing and imported material will result in 20" of Type D' gravel road base material. The detail on sheet 6 indicates 2.5" of binder pavement, 1.5" of surface pavement (for a total of 4"), yet the total pavement thickness is called out as 3". Please revise. The detail should match what is intended to be constructed as part of the project.
9. 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. The moratorium trench restoration detail was not included with the latest submission.
10. 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 waiver for the flooding standard has previously been reviewed and commented on. The project meets Chapter 500 water quality standards.
11. 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 phosphorus export calculations which would include quantity and quality analysis. Please disregard this comment. The project is not in the Highland Lake watershed.
12. Proposed monument locations should be shown on the plans. Monument locations are shown on the survey plan provided by Wayne Wood & Co. However, the plan's legend indicates these are 5/8" capped rebar. Please refer to Section 911.A.3 for the material and installation requirements for the required project monumentation.
13. Proposed monument locations should be shown on the plans. A stop sign detail has not been provided.

Please do not hesitate to contact me with any questions or to further discuss.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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