

4 July, 2017

Road Way Narrative, Overlook Road, Windham Maine

To Amanda Lessard, Town Planner and Jon Earle, Town Engineer.

As requested, I offer the following;

Overlook Road is presently a private road owned by various abutting properties. The seller Ralph Weeks owns the road from station 375 to the beginning of Joes Road or about station 1800. He has a travel and utility easement to Albion Road. In addition, I have secured an additional 24-foot easement from the abutter Albion Road LLC. thus, allowing a 40-foot-wide easement for the first 375 feet and then 50-foot width for the next 1400 feet to Joes road.

The present road is 16 to 19 feet in width with a well compacted gravel top. As per the submitted plans as engineered by Attar engineering and drawn and submitted on June 5th, 2017, we propose to build a 24-foot travel way with 20 feet of paved 3-inch asphalt roadway and 2-foot gravel shoulders.

The road way will be improved by using 10 inches of its existing gravel and adding 10 inches of new 10-inch class D gravel thru out the 20-foot travel way and then to guarantee consistency thru out the road way we will be bringing in a Reclaiming machine from Dayton Sand and Gravel and laying down a 20-inch compacted roadway that will meet a gradation of D gravel specifications. After that layer of road is compacted in place we will then add 3 inches of A gravel on top compacted in place. Then we will be installing 2 inches of asphalt binder and upon completion of most of the home construction, or a year from now, giving the road way time to settle, we will be adding the final one inch of asphalt. In addition, the connection to public water will be in Albion Road whereas there is presently a road moratorium on that road. As a result of the moratorium, Albion Road will be restored as per Department of Public Works specifications.

Of course, as shown on the plans the road will be improved with underground public water from Albion road as per Portland water district specifications (8 inch ductile thru out) and underground electric from the pole on Joes Road to the end of Lot 1 As per plans.

Ken Grondin of Ken Grondin Construction of Gorham Maine will be the road contractor installing the roadway. Dayton Sand and Gravel of Dayton, Maine will be responsible for finish grading and all asphalt installation.

Sincerely,



Paul C. Hollis (Owner/Developer)

TOWN OF WINDHAM MAJOR SUBDIVISION APPLICATION

Final Plan

(Section 910 – Subdivision Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Fifteen (15) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 910 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 910 of the Land Use Ordinance

The submission deadline for Final plans is four (4) weeks before the Planning Board meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Ben Smith, Assistant Town Planner	bwsmith@town.windham.me.us
Lisa Fisher, Administrative Assistant	lmfisher@town.windham.me.us

Project Name: Weeks Farm on Overlook Road

Tax Map: 10 Lot: 30

Estimated square footage of building(s): *N/A*

If no buildings proposed, estimated square footage of total development/disturbance: 459,324 square feet or 10.54 acres

Contact Information1. ApplicantName: **Great Lots of Maine, LLC**Mailing Address: **28 Weare Rd Seabrook, NH 03874**Telephone: **(207)-216-0333**

Fax:

E-mail:

phollisland@gmail.com2. Record owner of property

_____ (Check here if same as applicant)

Name: **Ralph W. Weeks**Mailing Address: **178 Highland Cliff Rd Windham,
Maine 04062**Telephone: **(207)-892-6572**

Fax:

E-mail:

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)Name: **Paul C. Hollis for Great Lots of Maine, LLC**Company Name: **Great Lots of Maine, LLC**Mailing Address: **28 Weare Rd Seabrook, NH 03874**Telephone: **(207)-216-0333**

Fax:

E-mail: **phollisland@gmail.com**

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Paul C. Hollis 1/23/17 manager
Signature Date

Applicant Staff

Final Plan - Major Subdivision: Submission Requirements**A. Mandatory Written Information**

1	A fully executed application form	Yes	✓
2	Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit	N/A	✓
3	If public open space is to be provided, written offers of cession to the Town of Windham shall be provided	N/A	

4	If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	Roadway only until HOA set up	✓
5	Copies of any outside agency approvals	None	✓
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A	
7	Digital transfer of subdivision plan data	Submitted	✓
B. Mandatory Plan Information			
1	All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	Final plan submitted	
2	Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department	On final plan	✓
3	Seal of the Maine Licensed Professional who prepared the plan	On final plan	✓
4	All public open space for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider	N/A	
5		At every lot corner & all 6 buffers lot corners prior to home construction on each lot	✓
	Location of all permanent monuments		

Mark Cenci Geologic, Inc.

93 Mill Road • North Yarmouth, Maine 04097
Cell: 207.329.3524 • mark@markcenci.com
www.markcenci.com

CERTIFIED GEOLOGIST/LICENSED SITE EVALUATOR



Date: June 26, 2017

To: Paul C. Hollis
28 Weare Road
Seabrook, NH 03874


RE: Hydrogeologic Study, Weeks Farm on Overlook, Windham

Paul:

I reviewed the Preliminary Plan, Weeks Farm on Overlook, Albion Road and Overlook Road, Windham, Maine, dated March 2017 by Wayne T. Wood & Co. The plan depicts surface topography, wetlands delineated by Mark Cenci Geologic Inc., proposed lot lines and the soil test pits logged and located by Mark Cenci Geologic, Inc.

My analysis of the soils, topography and wetlands location reveals that wastewater plumes generated by septic systems on this project move through the soils to wetlands on the site, where natural biologic processes will act to remove nutrients from the groundwater. The only lots that do not have this feature are lots 4 and 6, but the property boundary is so far from the septic sites that there are no groundwater issues relating to abutters.

This project is well suited for a waiver of further groundwater impact study, particularly as the proposed lots will be served by public water and not on-site water wells.


Mark Cenci, CG # 462

Mike,

I have reviewed the revised plans showing the contributing subcatchments to each stormwater treatment buffer. I have no additional comments regarding the project's stormwater treatment design and calculations. I support the waiver to the flooding standard by meeting the Chapter 500 basic standards for stormwater treatment.

Please let me know if you have any further questions.

Jon

Jon Earle, PE

Town Engineer

Town of Windham

Office: (207) 894-5900, ext. 6124

Cell: (207) 212-1802

www.windhammaine.us

From: Mike Sudak [mailto:mike@attarengineering.com]

Sent: Monday, June 26, 2017 2:48 PM

To: Jonathan R. Earle

Cc: phollisland@gmail.com; Ken Wood

[Quoted text hidden]

[Quoted text hidden]



Date: July 5, 2017

To: Paul C. Hollis
28 Weare Road
Seabrook, NH 03874

RE: Delineated wetlands on Overlook Road, Windham

Paul:

On July 3, 2017 I met you on Overlook Road where you showed me two areas requiring further wetlands investigation. I had with me the Trimble Geo-XH gps receiver, operable and loaded with the data points from prior investigations.

One area of concern was a small depressional feature adjacent to Overlook Road, located on lot 6. This area was not identified and/or located during prior investigations, and is indeed a small wetland feature. The wetland showed all three of the necessary characteristics to be regarded a wetland: a dominance of hydrophytic vegetation, the presence of hydric soils and evidence of standing water for two weeks during the growing season.

This area was not noticed during prior investigations because of its limited extent and its lack of hydraulic connections to other drainage features. The wetland boundary was flagged and located by gps and the results were sent to Wayne T. Wood & Co. to be included on the plan. The wetland is not a significant vernal pool as it was completely dry before July 15 in the 4th wettest season in Maine history.

The wetland line on lot 15 was re-examined and found to be correct, as it delineated the position of the surface where all three necessary characteristic are present. It should be noted that the presence of one wetland characteristic without the other two being present is common. I showed you one instance of this along the side of the road where hydrophytic horsetail fern is seen growing adjacent to bracken fern on the dry sands of the road fill.

Please contact me with further questions.

Mark Cenci



Paul Hollis <phollisland@gmail.com>

Street opening Albion rd

1 message

Kevin M. Kimball <kmkimball@windhammaine.us>
To: "Phollisland@gmail.com" <Phollisland@gmail.com>

Wed, Jul 5, 2017 at 12:32 PM

From: Kevin M. Kimball
Sent: Wednesday, July 05, 2017 12:30 PM
To: 'pkollisland@gmail.com'
Subject: Street opening Albion rd

Hi Paul,

The information you requested is under streets and sidewalks in Windham Codes Chapter 20-14 Excavations and Reconstructed Streets.

If the Public Works Director or his designee issues a permit to open a street within five (5) years after that street or highway was paved or substantially repaired, the Director of Public Works may require the permittee to install bituminous pavement surface overlay the full width of the road surface on both sides of the cut for a distance of twenty (20) feet from the furthest outside edges of the cut. If that repair overlaps the edge of a repair from a previous opening, the Public Works Director may require the permittee to overlay the full width of the road to the furthest edge of that previous repair. The overlay shall meet, at a minimum, the standards contained in Appendix A of this Ordinance. The Public Works Director may prescribe additional depth and/or methods of restoring the pavement based upon the class of the street. Existing pavement within the overlay area shall be removed by grinding to a depth of 1-1/2 inches

Hope this helps,

Kevin