

From: Jonathan R. Earle
Sent: Wednesday, August 23, 2017 2:47 PM
To: Jeff Amos; Amanda L. Lessard
Subject: RE: Highland Views Manufactured Housing Park & Mixed Use Development - Subdivision & Site Plan Review

Jeff & Amanda,

My follow-up comments in green for clarity.

- Members of the Highland Lake Watershed group have expressed concern about who is responsible for the long term maintenance of the subsurface wastewater systems. It appears that the wastewater components for the association are addressed in Section 5.1.b (Systems & Utilities). This section addresses sewer pump stations and sanitary sewer to each unit but does not address the septic tanks themselves and the responsibility for pumping. Are the tanks themselves not considers a common element of the association? **The maintenance documents were put together before this latest revision. The septic tanks will be maintained as a common element of the association. Satisfies my question/comment**
- Are the 5 disposal fields considered a common element of the entire project or only common to the users directly discharging to the respective fields? **The septic fields will be common elements of the entire project. Satisfies my question/comment.**
- The hydrogeologic assessment report and nitrate plumes show on Sheet C-4.0 indicate that ordinance requirement of 10 mg/L at the property line has been met for the project. I have no further comments regarding the analysis. **Self-explanatory.**

Plans

- Sheet 1.0 – The total wetland impact for the project based on the revised design and delineation is 9,483 SF and falls within the Tier 1 NRPA permitting threshold. Was this permit application included as part of the stormwater permit application submitted to DEP? It was not specifically mentioned in the cover letter. **See attached Tier 1 Wetland Alteration Permit application. (I'll send in a separate email because it's pretty big).** I'm all set here. **The watershed group as your know has been concerned with the new delineation and permitting impacts. The application is clear that the project is a Tier 1 in the 5,000-9,999 SF range.**
- Based on the new stream definition for the project, there are now two stream crossings that will need a Permit-By-Rule from DEP. This was not specifically mentioned in the cover letter and presumably was included as part of the stormwater permit application. Also, it would be helpful to callout the total stream impact area on the plans resulting from the two crossings on McDermott's Way and Bailey's Trail, respectively. **Question: are you looking for simple call outs of "stream crossing area" or are you looking for some type of square footage number? Thank you for including a copy of the PBR. One quick follow-up – Are the crossings planning on being constructed outside the "normal" PBR window of July 15-October 1? If I read Chapter 305 correctly, this should be noted in the application.**
- Provide a construction detail the 10' wide stabilized pond access from the cul-de-sac to the existing path. **We've added the detail to Sheet C-7.2. See attached. No further comment.**

- Two road section details are provided on Sheet 7.2. I'm unclear as to which detail the interior road network is being built to. It's my understanding that the entire road network would need to be built to the major private road standard (with the 2' shoulders). The plan views seem to scale to a 20' wide pavement section curb to curb within the development. Please clarify. The manufactured housing overlay zone stipulates that the roads may be 20' wide. See 5.c.vii.a.2 of the attached overlay zone language. **Thank you for clarifying. Clearly allowed per the ordinance and no further comment.**

Stormwater Report & Plans

- My review of the report and plan agrees with the submission in that the quantity and phosphorus standards are being met. One minor question regarding phosphorus credit being taken for the existing roads and buildings. It would be helpful (possibly on Sheet 7.0 Demolition Plan) to show the areas of the existing buildings and roads for where the credit is utilized. Considering the post development export is so close to the budget, this information would be helpful in addressing any concerns the Board or lake association might have. **MDEP requested that I prepare a similar figure for their files. I think it addresses your question. The figure shows the area where credit is taken. The areas hatched don't receive any sort of legitimate treatment. The roads drain in ruts in the road to one of the drainage channels. The house & area closest to Route 302 drains to the ditch before receiving treatment. WE also only took credit for 50% of this area. This figure also doesn't take credit for the landscaped areas along the road that aren't treated nor does it take credit for the camp sites that are underlain with impervious surface. Yes this figure addresses my question and correlates with the phosphorous export calculations submitted. Based on my review and as discussed, the project meets the phosphorus standard without needing mitigation credit.**

Jon Earle, PE
Town Engineer
Town of Windham

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From: Jeff Amos [<mailto:jeff@terradynconsultants.com>]
Sent: Monday, August 21, 2017 8:56 PM
To: Jonathan R. Earle; Amanda L. Lessard
Subject: RE: Highland Views Manufactured Housing Park & Mixed Use Development - Subdivision & Site Plan Review

Hi Jon,

I've answered your comments below. Let me know if you have any questions.

Jeff Amos, P.E.

From: Jonathan R. Earle [<mailto:jrearle@windhammaine.us>]
Sent: Monday, August 14, 2017 3:06 PM
To: Amanda L. Lessard <allessard@windhammaine.us>; Jeff Amos <jeff@terradyconsultants.com>
Subject: Highland Views Manufactured Housing Park & Mixed Use Development - Subdivision & Site Plan Review

Jeff & Amanda,

I have reviewed the following information submitted by Terradyn Consultants, LLC as part of the Subdivision & Site Plan applications for this project and offer the following comments:

- Subdivision & Site Plan Application dated August 7, 2017.
- Plan Set with 15 sheets, prepared by Terradyn Consultants, LLC, July 3, 2017.
- Stormwater Management Plan – Revised July 3, 2017.
- Plan Sheets C-8.1 & 8.2 – Submitted with Stormwater Management Plan dated July 3, 2017.

Site Plan Application

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Please do not hesitate to contact me with any questions.

Jon

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