



December 5, 2017

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Resubmission of Materials and response to comments
Major Site Plan – The Plaza
JAMAR, Inc. – Applicant**

Dear Amanda:

On behalf of JAMAR, Inc. we have prepared revised plans associated with the Phase 1 building at The Plaza on Roosevelt Trail. The following outlines specific revisions to the plans and comments addressed:

Site Plan

- The bike rack location has been added to the plans.
- Additional landscaping has been added to the front green space along the Roosevelt Trail frontage.
- Landscape planters have been added to the front of the building.
- Notes have been added describing the purpose of the amendment and revised to remove the "Phase 1" designation.
- We have reviewed the stormwater management calculations performed for the project to analyze the potential impact of paving additional area along the east side of the building and along the building frontage. The portion of the project that drains towards Roosevelt Trail, modeled as Watershed 14, includes the conversion of approximately 440 square feet from "developed pervious" to "impervious" surface, which requires an additional 22 cubic feet of water quality volume in Filter Basin 2. Filter Basin 2 previously required 842 cubic feet of water quality storage volume, and was constructed with a capacity for 867 cubic feet, so the additional 22 cubic feet of water quality volume can be adequately managed by Filter Basin 2 without alteration. The remaining additional impervious surface, approximately 490 square feet, flows to the two larger filter basins that were designed with more than ½ acre of additional available capacity for future development phases, so Filter Basins 1A and 1B can adequately handle the additional flow from the proposed increase in impervious surfaces without alteration.

Building Elevations

- Additional roofline adjustments are proposed along the rear façade to match the front and side elevations and break up the roofline.

- Faux windows will be installed on both sides of the building to increase the amount of transparent surfaces on the sides of the building.
- A pitched roof will be added over both of the front entrances. A smaller version of the pitched roof will be installed over the rear doors.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M. Roma

Dustin M. Roma, P.E.
President

Cc: Martin Lippman – JAMAR, Inc.

Enc.