

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Monday, April 16, 2018 9:06 AM
To: Jonathan R. Earle; Amanda L. Lessard
Cc: Douglas Fortier; James Attianese
Subject: RE: 18-01 Shared Maintenance Facility Review Comments
Attachments: Waiver_Request_Form_1 (For Subdivision and Site Plan requirements)_201309160748560631.pdf

Hi Jon,

See our responses below.

Thank you,

William C. Haskell | Principal



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From: Jonathan R. Earle <jrearle@windhammaine.us>
Sent: Wednesday, April 11, 2018 3:48 PM
To: Will Haskell <whaskell@gorrillpalmer.com>; Amanda L. Lessard <allessard@windhammaine.us>
Cc: Douglas Fortier <drfortier@windhammaine.us>
Subject: 18-01 Shared Maintenance Facility Review Comments

Will & Amanda;

Below are my review comments for the Shared Maintenance Facility Project:

1. Will ACF be providing the long term maintenance for the Focal Point biofiltration system? It was noted in their review letter that they would provide the first year's maintenance but did not speak to long term. **ACF will provide one year of maintenance for the Focal Point. DEP requires that the Owner submit a contract for 5 years of maintenance for the Focal Point. ACF has a side maintenance company that can provide this service. There are several other companies as well. We will provide information to the Town on the maintenance contract soon.**
2. Waivers
 - a. High Intensity Soil Survey – It appears that the stormwater quantity and quality calculations were based on the medium intensity soils. It was my understanding that DEP required a high intensity soil survey (Class A or B) for site law projects. For the Town's purposes, it seems that a waiver would be needed and is reasonable give that most of the soils are in hydrologic soils group C. **We understand that this waiver is not required.**

- b. Hydrogeologic Assessment – It appears a waiver would be needed from this standard if a hydrogeo analysis was not performed for the nitrate analysis at the property line. **We understand that this waiver is not required.**
 - c. Flooding Standard – The slight increase in peak flow from the 2-yr storm would require a waiver and is reasonable based on the relatively minor increase. **See attached waiver form for the flooding standard waiver for the 2 year storm.**
- 3. Add the MS4 note to the approved plan. See below:
 - a. Approval is subject to the requirements of the Post-Construction Stormwater Ordinance, Chapter 144. Any person owning, operating, leasing or having control over stormwater management facilities required by the post-construction stormwater management plan must annually engage the services of a qualified third-party inspector who must certify compliance with the post-construction stormwater management plan on or by May 1st of each year. **We will add this note to the plan.**
- 4. Photometric plan was reviewed and meets the ordinance requirement of 0.5 footcandles at the property line. **No response necessary.**

Please let me know if you have any questions or would like to discuss further.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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TOWN OF WINDHAM SUBDIVISION & SITE PLAN APPLICATION

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: Shared Maintenance Facility

Tax Map: 12 **Lot:** 28

Waivers are requested from the following Performance and Design Standards (add rows as necessary):

Ordinance Section	Standard	Mark which waiver this form is for
812.E.a	Detain Peak Post-development 2-year peak flow to pre-development levels	1

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The Applicant proposes a slight increase in the post-development 2-year peak flow as compared to the pre-development peak flow.

The peak 2-year post-development flow is 0.6 cfs greater than the pre-development peak flow. The runoff from the project is directly tributary to the Pleasant River which has a watershed of approximately 22,262 acres upstream of the project site. Given that the project meets the treatment requirements of MDEP Chapter 500, is tributary to the river below a 22,262 acre watershed, and that detention has been used to limit the peak flow to the extent practicable, it is the opinion of Gorriell Palmer that the 0.6 cfs increase in peak flow is insignificant and will not result in adverse effects to downstream properties. See the stormwater report submitted with the site plan application for further discussion of the project's stormwater impact.

ct. In accordance with ordinance section 812.E.a.1, the applicant requests a waiver for an insignificant increase in peak flow.

(continued next page)

Ordinance Section: 812.E.a

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		x
Light pollution or glare		x
Water supply		x
Soil erosion		x
Traffic congestion or safety		x
Pedestrian safety or access		x
Supply of parking		x
Sewage disposal capacity		x
Solid waste disposal capacity		x
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		x
Flooding or drainage issues on abutting properties		x
The Town's ability to provide the subdivision with public safety services (if subdivision)		x

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.