

From: Jonathan R. Earle
Sent: Thursday, September 13, 2018 9:29 AM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Cc: Douglas Fortier
Subject: RE: 18-18 River Road Condos - Sketch Plan Application Comments

Dustin & Amanda,

Below are my remaining comments that have not been addressed for the River Road Condos Project:

1. It is unclear on the detail on sheet D-1 how thick the base gravel will be below the proposed 4" loam & seed top surface for the secondary shoulder. In order to meet the major private road standard, there will need to be 18" of MDOT Type 'D' gravel below the 4" loam & seed. **Not addressed**
2. Provide documentation from the Portland Water District regarding their ability to serve the project and approval of the proposed water distribution design. **Not addressed.**
3. The portion of River Road along the project's access frontage will remain under moratorium until 2019. A restoration detail meeting the Town's standards should be provided if excavation in River Road is to occur prior to 2019 and approval from the Public Works Director. **Not addressed.**
4. Show the sight distance indicated in Section 12 of the narrative on the subdivision plan. Trip generation calculations were checked and in accordance with the ITE Manual. **Sight distance is not shown on the subdivision plan.**

Please do not hesitate to contact me with any questions.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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From: Jonathan R. Earle
Sent: Monday, July 30, 2018 3:52 PM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Cc: Douglas Fortier
Subject: RE: 18-18 River Road Condos - Sketch Plan Application Comments

Dustin & Amanda,

Below are my comments for the River Road Condo project submission dated July 23, 2018:

1. It is unclear on the detail on sheet D-1 how thick the base gravel will be below the proposed 4" loam & seed top surface for the secondary shoulder. In order to meet the major private road standard, there will need to be 18" of MDOT Type 'D' gravel below the 4" loam & seed.
2. Provide documentation from the Portland Water District regarding their ability to serve the project and approval of the proposed water distribution design.
3. The portion of River Road along the project's access frontage will remain under moratorium until 2019. A restoration detail meeting the Town's standards should be provided if excavation in River Road is to occur prior to 2019 and approval from the Public Works Director.
4. Show the sight distance indicated in Section 12 of the narrative on the subdivision plan. Trip generation calculations were checked and in accordance with the ITE Manual.
5. Further hydrogeologic analysis is not required for a minor subdivision based on the full HHE-200 septic design provided by a Licensed Site Evaluator.
6. For a minor subdivision, the Board may require a high intensity soils survey where poor soils are evident. With an insignificant wetland impact and most of the development occurring in HSG 'B' and 'C' soils, my recommendation is that an high intensity soils survey is not necessary.
7. Stormwater
 - a. Though not required for a minor subdivision, water quality calculations were provided that exceed Chapter 500 standards for treatment of impervious and developed areas.
 - b. A request was made for a waiver from the flooding standard for the 2-yr storm event at Study Point #2. For minor subdivisions, a waiver is not required from a Chapter 500 standard. I agree that that impact from the 0.05 CFS increase at this study point does not have a significant impact the abutter or for significant erosion at this location.

Jon Earle, PE
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From: Jonathan R. Earle
Sent: Thursday, June 28, 2018 1:32 PM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Cc: Douglas Fortier
Subject: 18-18 River Road Condos - Sketch Plan Application Comments

Dustin & Amanda,

Below are my review comments for the River Road Condo project. Further comments will be provided later once more information is available for traffic, stormwater, etc.

1. That section of River Road was paved in 2013 so the road is approaching the end of the 5 yr. moratorium. This section is inside the urban compact and will need to get the driveway entrance permit from the Town.
2. The hammerhead request in lieu of a cul-de-sac seems reasonable given the length of road and future development potential for the land to the west. Chief Libby will want to weigh in on this as well.
3. Sight distance is probably more than adequate in both directions. Show on the plan once you field verify.

Jon

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