

From: Jonathan R. Earle
Sent: Wednesday, October 31, 2018 9:40 AM
To: 'Dustin Roma (dustin@dmroma.com)'; Amanda L. Lessard
Cc: Douglas Fortier
Subject: 18-36 Basin Road Subdivision Sketch Plan Review Comments

Dustin & Amanda,

I have reviewed the following information submitted by DM Roma Consulting Engineers as part of the Minor Subdivision application for this project and offer the following comments:

1. Traffic – Provide traffic narrative for the preliminary subdivision application showing the amount of peak hour & daily trips being generated. Due to the reduction in size of the subdivision, further traffic analysis will not be warranted.
2. The test pits for lots 2, 3, & 4 are all within the proposed clearing limits and appear to be suitable for onsite subsurface wastewater disposal.
3. High Intensity Soils Waiver – Will this continue to be a waiver requested consistent with the previous project? If so, provide a waiver request and justification.
4. Hydrogeologic Waiver – The justification for the hydrogeologic analysis is reasonable based on the large lot sizes well beyond the minimum lot sizes in the FR & C2 zones.
5. Public Water – The requirement to extend public water to the subdivision is no longer required. As shown on the Water Main Proximity Map, the end of year round water ends approximately 628' from the corner of lot 4, which is further than the 400' distance required to extend water.
6. Existing Roadway – The 4 lots being created all have frontage on an existing roadway (Basin Road). After discussing with Amanda & Chris, it is our interpretation that (as the ordinance currently reads), Basin Road does not need to be brought to one of the private road standards. In terms of adequacy, it seems that if public safety services and winter maintenance are able to be provided by Fire/EMS and Public Safety, respectively, that the road would meet the Town's definition of adequacy.
7. Stormwater
 - A. Basic Standards - Provisions an erosion and sediment control plan for the individual lot development.
 - B. General Standard – Not applicable
 - C. Flooding Standard – Not applicable
 - D. Phosphorous Standard – Not applicable

Jon Earle, PE
Town Engineer
Town of Windham

Office: (207) 894-5900, ext. 6124
Cell: (207) 212-1802
www.windhammaine.us