

**From:** Jonathan R. Earle  
**Sent:** Thursday, November 29, 2018 2:25 PM  
**To:** Amanda L. Lessard; 'Dustin Roma'  
**Subject:** 18-40 293 Falmouth Road Minor Subdivision

Amanda & Dustin,

Below are my review comments/questions on the project:

1. How will driveway access from Lot 3 be provided? The geometry of the hammerhead, lot, and grades seem like this will be a challenge to provide access.
2. Cul-de-sac waiver is reasonable with the justification provided along with the roadway widened shoulder standard.
3. Show sight distance looking in both directions on Falmouth Road.
4. A reminder that minor subdivisions do not need to meet the general or flooding standard (instead a surface drainage plan). From a Chapter 500 standpoint, I've interpreted this to mean the project needs to meet basic standards along with an analysis of impacts to abutting properties.

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Jon Earle, PE  
Town Engineer  
Town of Windham

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

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From: Amanda L. Lessard  
Sent: Thursday, November 29, 2018 11:10 AM  
To: 'Dustin Roma'  
Cc: Jonathan R. Earle  
Subject: 293 Falmouth Road sketch plan

Dustin,

I've reviewed the minor subdivision sketch plan submission and the following are still outstanding:

- Sketch plans fees and escrow deposit. The application fee is \$200 and review escrow is \$300.
- Evidence of right, title, or interest in the property. You provided the deeds for the two parcels but where William Desmond is listed as the applicant and Amy Desmond is the property owner, you must submit documentation for William Desmond's right to subdivide this parcel.
- Completed waiver request forms were not included in the submission for the identified waivers from the cul-de-sac and widened paved shoulder requirements. The form must be submitted with the final plan submission.

Please submit the outstanding information ASAP and the application will be included on the December 10, 2018 Planning Board meeting agenda.

Amanda

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

office: (207) 894-5900 x 6121

cell: (207) 400-7618

fax: (207) 892-1916

[www.windhammaine.us](http://www.windhammaine.us)

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