

From: Jonathan R. Earle
Sent: Thursday, January 03, 2019 1:17 PM
To: Amanda L. Lessard; 'Dustin Roma'
Subject: RE: Brookside II Condominium - Sketch Plan Application

Dustin & Amanda,

Below are my comments on the sketch plan submission:

1. Entrance permit will be issued by the Town (inside the urban compact).
2. Sight distances will need to be shown on the plan at the proposed entrance onto Route 302.
3. Will the water service to the site consist of a meter pit at the property line and private main extension with services to the individual condos similar to the abutting project?
4. Stormwater will be reviewed at preliminary plan submission when analysis & calculations have been completed.

Jon

Jon Earle, PE
Town Engineer
Town of Windham

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From: Amanda L. Lessard
Sent: Friday, December 28, 2018 2:56 PM
To: 'Dustin Roma'
Cc: Jonathan R. Earle
Subject: RE: Brookside II Condominium - Sketch Plan Application

Dustin,

I've reviewed the major 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. I'm not going to schedule a Development Team meeting for this project because of the similarities in nature to the 519 Roosevelt Trail project. I'll provide all department heads will application materials and request written comments.
- Evidence of right, title, or interest in the property. The deed you provided appears to only be for Map 48 Lot 30 while the plan also includes a portion of Map 47 Lot 3.

Please submit the outstanding information ASAP and the application will be included on the January 14th Planning Board meeting agenda.

A few other comments from my review of the application that I'll incorporate into my staff memo:

- You'll need to choose a different subdivision name as there was a Brookside Subdivision approved in 1990 and a Brookside II Subdivision approved in 2000 along Ditch Brook off of Varney Mill Road/Cornerbrook Circle. For now I'll be listing the project name on the Planning Board agenda as 515 Roosevelt Trail Condos.
- Can you identify on the plan the the underdrained filter basin's setback from Ditch Brook? The Shoreland Zoning Ordinance Sec. 15 Land Use Standard H. Roads and Driveways apply to the construction of roads and/or driveways and drainage systems, culverts and other related features and has a 75 ft setback from the stream unless , unless no reasonable alternative exists as determined by the Code Enforcement Officer. You'd also need a NRPA PBR for activity within 75 feet of stream.

Amanda

Amanda Lessard, Planner
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From: Dustin Roma <dustin@dmroma.com>
Sent: Wednesday, December 26, 2018 2:29 PM
To: Amanda L. Lessard <allessard@windhammaine.us>
Subject: Brookside II Condominium - Sketch Plan Application

Hi Amanda,

Attached is the plan and application for Sketch Major Subdivision Plan review of the Brookside II Condominium project.

Thanks,

Dustin M. Roma, P.E.