

**From:** Will Haskell <whaskell@gorrillpalmer.com>  
**Sent:** Friday, February 01, 2019 5:22 PM  
**To:** Amanda L. Lessard  
**Cc:** dustin@dmroma.com; Owen Chaplin  
**Subject:** 3324.13 Windleigh Ridge Subdivision - Peer Review Comments

Hi Amanda,

We have reviewed the following materials for this project:

- Windleigh Ridge Subdivision Plans with 5 sheets dated January 22, 2019 as prepared by DM Roma Consulting Engineers
- Final Minor Subdivision Plan Application, Windleigh Ridge Subdivision dated January 23, 2019 as prepared by DM Roma Consulting Engineers

We offer the following comments:

#### Plans

1. Boundary Survey Plan – Orientation of north arrow appears incorrect and doesn't match orientation of north arrows on other sheets.
2. Subdivision Plan (sheet SB-1) – Lot and Road monumentation is not shown on plan. All monumentation shall be shown on the final subdivision plan as required in Section 911.A.3.
3. Subdivision Plan (sheet SB-1) – Lot 1 does not meet the minimum frontage requirements (200').
4. Subdivision Plan (sheet SB-1) – Net Residential Density Calculations indicate 0 square feet of deductions for significant wildlife and endangered botanical resources. Statements should be provided from their respective agencies (Maine Department of Inland Fisheries & Wildlife and Maine Natural Resources) as required in Section 910.B.1(a)(6).
5. Subdivision Plan (sheet SB-1) – Test Pit #1 is within a couple feet of property line. Actual location of disposal field shall be located so entire leach field is on Lot 1.
6. Subdivision Plan (sheet SB-1) – Test Pit #3 is shown less than 100' from neighboring well (Lot A). Disposal field shall be designed in accordance with Maine Subsurface Waste Water Disposal Rules
7. Subdivision Plan (sheet SB-1) – Final Subdivision Plan shall be stamped by a professional engineer and professional land surveyor.
8. Subdivision Plan (sheet SB-1) – We recommend that a note be added to the plan that requires the stormwater buffers to be protected during construction and requires that the buffers be permanently pinned or marked as recommended by Maine DEP.
9. Roadway Plan & Profile (sheet PP-1) – Proposed grading along the right side of the roadway does not match the typical section shown on sheet D-1 which indicates a ditch will be constructed. Please clarify if a ditch will be constructed. If a ditch is constructed, applicant shall provide detail of where ditch will drain.
10. Roadway Plan & Profile (sheet PP-1) – We recommend the plan show a stop sign at the road intersection.
11. Roadway Plan & Profile (sheet PP-1) – We recommend the realigned driveway for Lot A be shown on the design plans.
12. Construction Details (sheet D-1) – Description of how stumps and demolition debris will be disposed of is not included as required in Section 910.B.1(c)(2).
13. Construction Details (sheet D-1) – Erosion Control plan (and notes) appear to meet requirements of the ordinance.

Stormwater

14. Applicant shall provide stormwater treatment plan showing all areas that contribute to the minimum 75% of impervious and developed area being treated by the buffers.
15. It's our understanding that Forested Stormwater Buffer adjacent to Nash Road was recently cleared and the soil was disturbed. If the applicant is proposing to treat impervious and disturbed areas using a forested buffer, a tree planting plan shall be included in the final plans to ensure the buffer reverts back to a forested vegetation. If the applicant does not choose to include a tree planting plan, the buffers shall be sized for meadow vegetation. Buffer sizing shall be in accordance with Maine DEP.
16. Sections of Inspection, Maintenance, and Housekeeping Plan reference infiltration basins and underdrained filter basins. No such stormwater features are included in the plans. Update the Inspection, Maintenance, and Housekeeping Plan to address items specific to the project.

#### Waivers

1. **Appendix B Street Design and Construction Standards: "The proposed roadway will be built to meet the cross-section standard for a Minor Local Street. Waivers will be required for roadway centerline radius and the requirement for the road to end in a cul-de-sac."** Based on the size of the subdivision and the slope of the road, we have no technical concerns with this waiver request.
2. **Section 911.H.1(b): "We did not identify potential issues or hazards with abutting property owners that would necessitate a hydrogeological assessment. The project is providing reasonable buffers for stormwater management, that will require the leach fields to be placed a significant distance from property lines that are hydraulically down-gradient from the development."** We have no technical concerns with this waiver request. A minor subdivision only requires a licensed Site Evaluator assessment.
3. **Section 911.M.5(b)(6)(ii).c: "It is our opinion that a 24-foot wide paved roadway with a 2 foot gravel shoulders is sufficient for the proposed development, and that sidewalks or expanded shoulders are unnecessary."** We have no technical concerns with this waiver request.

Thank you,

William C. Haskell | Principal



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