

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Sunday, January 27, 2019 2:42 PM
To: Amanda L. Lessard
Cc: Owen Chaplin
Subject: 3324.14 Harnum Self Storage (Roosevelt Trail)

Hi Amanda,

I will be out at a seminar all day on Monday. I started reviewing this application but found that the stormwater report was not complete. The HydroCAD calculations that were included do not include summary details of the underdrain soil filter pond (FB-1), therefore, I cannot complete the review of the stormwater calculations until we received updated calculations.

We reviewed the following application materials that we received by email and hard copy:

- Major Site Plan Application for Roosevelt Trail Self-Storage, not dated, prepared by DM Roma
- Stormwater Management Report for Roosevelt Trail Self-Storage, not dated, prepared by DM Roma
- Plan Set for Windham Self Storage Facility, dated January 22, 2019, prepared by DM Roma

We have the following comments on the plans and application materials that we were able to review:

1. Sight distance for the driveway at Route 302 is provided in the application narrative, but, as requested at the Development Review Team meeting, we recommend that this material be added to the plan as well.
2. It is unclear whether the Fire Department requested that turning movements for fire trucks be checked through the site. We would recommend such turning movements be provided. We note that the paved driveway width at the corners of the outermost buildings is less than 20 feet as noted by the typical dimensions on the plans.
3. We recommend that the underground utility installation be constructed below the liner for the underdrain soil filter. Note that the survey plan shows two utility poles with the UGU coming off the 3-phase pole coming from the north. There is a second utility pole (single phase power) coming from the south that is not shown on the development plans.
4. The outlet pipe for the underdrain soil filter extends 20+ feet into the Route 302 right-of-way. Is this acceptable to MaineDOT?
5. A question was asked at the Development Review Team meeting as to whether a MaineDOT Driveway Permit was required? We did not find where this was addressed in the application materials.
6. Will additional perimeter fencing be added for security purposes? The main access gate does not appear to have fencing on either side.
7. A frontage sidewalk was required for the adjacent Dollar General development. Is a frontage sidewalk required for this project?
8. A stormwater inspection, maintenance & housekeeping plan has been provided with the stormwater report. This plan provides inspection, maintenance & housekeeping recommendations during construction and post-construction. We recommend that implementation of this plan be included as a condition of approval and a note indicating such condition be added to the plan.
9. The Applicant has requested a waiver from Ordinance Section 813,A.5.E relative to the building façade that the Planning Board should review and consider.

Thank you,

William C. Haskell | Principal



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