

**From:** Will Haskell <whaskell@gorrillpalmer.com>  
**Sent:** Friday, February 15, 2019 9:58 AM  
**To:** Amanda L. Lessard  
**Cc:** Lisa Fisher; Douglas Fortier; James Attianese; Owen Chaplin; Dustin Roma  
**Subject:** 3324.20 Woodside Condo Peer Review

Hi Amanda,

We reviewed the following materials that were downloaded from the Town.

- Final Major Subdivision Application, dated February 4, 2019, prepared by DM ROMA
- Waiver request form
- Woodside Condominium Plan Set, dated February 4, 2019, prepared by DM ROMA
- Peer Review by Jonathan Earle, dated December 3, 2018

We have the following comments on the plans and application materials:

1. Provide trip generation to determine if a Traffic Impact Study is required.
2. Provide signed copy of Stormwater and NRPA PBRs.
3. Label stream and applicable NRPA setbacks referenced in the NRPA Permit By Rule application on the plans.
4. Show stop sign and detail on plans.
5. Provide curb, curb tipdown and sidewalk ramp details.
6. Provide temporary catch basin sediment barrier detail and show location on plans.
7. Verify that the proposed roadway culvert at Route 202 is sized appropriately (Does it match adjacent driveway culvert size?).
8. 911.M.5.a.6.i Access drive standard shall be met with roadway section conforming to the Major Private Drive typical section.
9. Revise Stormwater report to include additional impervious area of Major Private Drive as applicable.
10. Prior comment from Town Engineer in 12/3/2018 comments requested that ground topography be provided in the stormwater management areas. Has this been completed?
11. Provide hammerhead turnaround dimensions on plan.
12. Is signage or lighting proposed for this subdivision?
13. Provide detail for roof drip strip on plans.
14. Provide the required setback from a drainage ditch from subsurface disposal field B.
15. The roof drip strips appear to fall under the category of "underdrained outlets and similar structures" of Table 7B of the 2015 Maine Subsurface Wastewater Disposal Rules. Provide the required setback from subsurface disposal field C.
16. Provide the required setback from the roof drip strips for the septic tanks for units 7-14.
17. As listed on the Final Plan Submission Checklist, provide a statement from Maine Department of Inland Fisheries and Wildlife that no significant wildlife habitat exists on the site.
18. Is any part of the property located in a FEMA special flood hazard area?
19. Provide the Stormwater Drainage System Maintenance Agreement and Stormwater Inspection and Maintenance Plan referenced in the Declaration of Condominium, Woodside Condominium.
20. The Final Plan Checklist requires that the subdivider provide copies of agreements or other documents if the subdivider reserves title to spaces within the subdivision. The checklist is marked as not applicable. The Declaration of Condominium and a note on the subdivision plan

says the Owner reserves the right to construct up to 54 total units. Clarify if the owner is proposing to reserve land within the subdivision.

21. The applicant has requested a waiver from Ordinance Section 910.C.I.C.I, High Intensity Soil Survey. We have no technical concerns with this waiver request.
22. The applicant has requested a waiver from Ordinance Section 911.H.I.B, Groundwater Quality for a 10 mg/l nitrate plume which extends beyond the property boundary. We have no technical concerns with this waiver request.