

**From:** Jonathan R. Earle  
**Sent:** Friday, November 30, 2018 11:45 AM  
**To:** Amanda L. Lessard; 'Dustin Roma'  
**Subject:** RE: Heritage Village Amended Site Plan

Dustin & Amanda,

Below are my comments on the project:

1. Traffic – I agree with Amanda's comment to clarify the trip generation (AM or PM) and determine whether the additional trip generation for the expansion triggers an MDOT Traffic Movement Permit. Additionally, you need to provide a calculation for the Anglers Road Traffic Impact Fee.
2. Subsurface Wastewater – No comment. Replacement system has been designed to support the current building and expansion.
3. Public Water – Has there been correspondence from PWD to verify they can support the expanded use? Any changes to service line sizing, fire protection, etc.?
4. Stormwater Management
  - a. Basic Standards – The project has been designed with adequate provisions for erosion and sediment control to meet these standards.
  - b. General Standard – The submission includes a water quality calculation for the existing infiltration basin to include the expansion. A postdevelopment watershed plan and calculation sheet needs to be provided to verify that the project meets the general standard for providing adequate treatment for the impervious and developed area.
  - c. Flooding Standard – Water quantity calculations for the expansion were not provided in the submission. Using the previous stormwater management report for the original development, it should be verified that the peak flow from the detention basin's outlet and analysis point does not exceed predevelopment conditions.
  - d. Phosphorus Standard – N/A
5. Financial Capacity – The estimate for the coat of the parking lot expansion included in Section 18 seems reasonable. A more detailed site work cost estimate will need to be provided post approval for the purpose of developing the performance guarantee and inspection fees.

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Jon Earle, PE  
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Town of Windham

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From: Amanda L. Lessard  
Sent: Friday, November 30, 2018 9:24 AM  
To: 'Dustin Roma'

Cc: Jonathan R. Earle  
Subject: Heritage Village Amended Site Plan

Dustin,

I've reviewed the amended site plan final submission and the following are still outstanding:

- Payment of application and escrow fees. The application fee is \$1,300 and review escrow is \$2,000.
- Evidence of right, title, or interest in the property. You provided Condominium Declaration documents in your submission, but it is unclear to me if this amendment is an expansion into common elements of the condo such that you would need to submit approvals from the association for this amendment or draft revised condo docs, or if Unit A is even a member of the Condominium. Please submit a title opinion from a qualified attorney.
- Estimate of additional AM and PM and daily traffic for the building expansion. Your narrative stated 12 additional peak-hour trips, but did not specify AM or PM. Please comment on whether the additional peak hour trips when combined with the traffic generated by the existing uses on site require a DOT Traffic Movement Permit.
- Evidence of financial capacity.
- Has the DEP confirmed that an amended to the previously approved stormwater permit is not required?
- Development in the C-1 District must comply with the Design Standards in Section 813. Submit a narrative addressing how the project complies with required + 8 other standards – see attached checklist.

The application should be complete to be included on the December 10, 2018 Planning Board meeting agenda. Please confirm when you will be able to provide the outstanding information.

Amanda

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