

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Thursday, April 11, 2019 10:45 AM
To: Amanda L. Lessard
Cc: Lisa Fisher; dustin@dmroma.com; James Attianese; Owen Chaplin
Subject: 324.11 Anglers Road Commons - Peer Review of 4/1 submission

Hi Amanda,

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

- Anglers Road Commons Preliminary Subdivision Review Response To Comments Dated April 1, 2019, prepared by DM ROMA
- Anglers Road Commons Apartments Plan Set, dated April 1, 2019, prepared by DM ROMA

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

1. We have reviewed the traffic assessment and have no comments.
2. Section 406.E.6.a of the Town Ordinance states that parking shall not extend beyond the front building facade. The parking lot contains spaces extending beyond the front façade of adjacent units. Additionally, the driveways do not provide adequate length so that a vehicle could be parked without extending beyond the front building façade. Either the parking should be revised or a waiver from this standard should be requested.
3. The proposed road section and layout does not comply with the Town's Minor Local Street standard. Either the road design should be revised or appropriate waivers should be requested.
4. Add note to Subdivision Plan that the sanitary sewer and stormdrain system within the roadway will be maintained by the applicant.
5. Add a note to the Subdivision Plan that the water main will be owned and maintained by the Portland Water District.
6. Provide ability to serve letter, and acknowledgement by the Portland Water District that they accept the water main design and will assume ownership of the main.
7. Provide evidence that there is no area of historic significance on the site.
8. The Beginning With Habitat map is referenced but not included in the submission materials.
9. A sign permit will be required for the proposed sign.
10. A sediment forebay or forebays should be provided for the filter basin at the storm drain inlets.
11. The existing infiltration basin provides water quality treatment for a portion of Anglers Road, and is proposed for removal. Based upon the treatment table within the stormwater report, it does not appear that the existing tributary area (Anglers Road) was included in sizing the proposed filter basin. The treatment volume of the proposed filter basin appears to have excess capacity and may be able to accommodate the additional required volume from the existing Anglers Road tributary area. Revise the filter basin to include treatment for the existing tributary area.
12. Provide a spillway analysis of the filter basin to ensure that there is one foot of freeboard with the emergency spillway as the sole outlet for the 25-year storm.
13. Verify that the water quality volume will be released from the filter basin in 24-48 hours as recommended by Maine DEP BMPs.
14. As part of the erosion control notes, address the removal of temporary erosion control measures once the site has been stabilized.
15. The Applicant proposes an engineered subsurface wastewater disposal system, and is planning to ask the State for a waiver from the State mandated minimum lot size standards. The applicant

will need to submit the subsurface design and waiver decision as part of the final plan submission.

16. Provide MDEP Stormwater permit and permit amendment with Final Submission.

Thank you,

William C. Haskell | Principal



707 Sable Oaks Drive, Suite 30 | South Portland, ME 04106

207.772.2515 x235 (office) | 207.318.7052 (mobile)

www.gorrillpalmer.com