

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Thursday, March 28, 2019 1:27 PM
To: Amanda L. Lessard
Cc: Lisa Fisher; dustin@dmroma.com; James Attianese; Owen Chaplin
Subject: 3324.25 Roosevelt Trail Condo Peer Review #2

Hi Amanda,

We reviewed the following materials from DM ROMA for the 515 Roosevelt Trail Condominium.

- Response to Review Comments Dated March 21, 2019
- Revised Plans dated March 22, 2019

We have the following comments on the response (response numbers reference the DM Roma submission):

3. The Engineer suggests that a formal MHPC review of historic resources is not warranted as there is no evidence of historic structures at the site. We are not familiar with the history of the site and cannot assess whether historical resources are, or were, present at the site, which is the purpose of the MHPC review.

5. The Engineer requests a waiver from the Major Private Road standard. We have no technical concerns with this request.

13/14. The filter basin pond designs are designed with less than 1' of freeboard. The 1' of freeboard is recommended by Maine DEP pond design guidelines and other pond design guidance documents. We understand that the filter basins are relatively small, however, we are not comfortable recommending the freeboard be reduced to less than 1'. If the Applicant wishes to proceed with the current design, a waiver request should be submitted.

22. The Engineer indicates that they may request waivers from the requirement for a high intensity soil survey and nitrate concentration, pending hydrogeologic calculations.

23. The Engineer has requested a waiver from Ordinance Section 911.J.6 Flooding Standard for the study point that discharges to Ditch Brook. The reasoning for the waiver request is that the portion of Ditch Brook at the study point is a 2-acre impoundment controlled by a dam 300' downstream and that a discharge of 1 to 2 cfs is insignificant. We are concerned with the extent of the proposed increase in peak flows. As we noted in our previous comment, a waiver for some level of peak flow increase may be warranted, but we do not believe the peak flows have been reduced to the greatest extent practicable. Additionally, we understand there was public comment at the Planning Board meeting indicating concern with existing flooding along Ditch Brook during large storm events. Increasing peak flows for this project and/or other projects located in this watershed in the future, should be carefully reviewed and considered. We are not comfortable with waiver request at the proposed peak flow increases.

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.gorillpalmer.com

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