

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Wednesday, May 15, 2019 4:38 PM
To: Amanda L. Lessard
Cc: Lisa Fisher; Jennifer Curtis; Mark T. Arienti; James Attianese; Owen Chaplin
Subject: 3324.20 Woodside Condominium Retirement Community - Peer Review of Response to Comments

Hi Amanda,

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

- Response to Peer Review Comments, dated May 13, 2019, prepared by DM ROMA
- Woodside Condominium Plan Set, dated May 10, 2019, prepared by DM ROMA

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

1. We understand that the road will be a private road. The road design technical does not meet the Town standards because of the 90 degree bend/intersection; however, given that it will remain private this does not appear to be a critical issue.
2. Add a detectable warning at the crosswalk at the northerly entrance road sidewalk.
3. It is recommended that the resolution of the offsite well location/setback be a condition of final approval.
4. Show the stream offset from the short length of stream behind units 7,8,9,10.
5. A boundary pin/monument is required behind units 39/40.
6. Revise the spillway analysis to eliminate flow in the primary outlet of ponds 2 and 3, and from the tertiary outlet of pond 4
7. Revise the length of the spillway on the biocell, the plan and detail show 4' and the calculations show 5'.
8. The applicant has requested waivers from requirements for:
 - a. High Intensity Soil Survey
 - b. Traffic Impact analysis
 - c. Groundwater Quality
 - d. Access Drive/Major Private Road section

We have no technical concerns with waivers a, b, and d. As noted in comment 1 above, a waiver request may be needed for the road design standards as well.

Regarding the waiver for item 8.c - The Applicant has asked for a waiver from the requirement that nitrate levels at the project boundary be limited to 10 mg/l. A nitrate/nitrogen assessment by Summit Geoengineering Services has been submitted. The assessment shows the nitrate plume extending across the project boundary. It is our opinion that the nitrate plume encroachment onto the adjacent parcel may be an unreasonable encumbrance on that property. To our knowledge, there is no statutory requirement that the abutting parcel connect to the public water supply system, therefore, the owner, or a new owner, could choose to disconnect from the public water system and construct a private drinking water well that would be impacted by the proposed nitrate plume. There would appear to be two possible options to resolve this issue, including: 1. obtaining an

acknowledgement/easement from the abutter that the nitrate plume will extend across their property, or 2. redesigning the wastewater disposal system to eliminate the encumbrance.

9. The submittal has been reviewed for traffic impacts, the following comments are provided:

- Gorrill Palmer concurs with the forecast trip generation
- Gorrill Palmer did not field verify the sight distance. The application does not state how the sight distance was measured or the sight distance requirement for 40 mph. The stated “over 700 feet” should be more than adequate, but these items should be confirmed by the applicant’s representative.
- The site plans do not clearly show other driveways in the area, including those across the road. All driveways in the immediate area should be shown to ensure appropriate alignment and driveway separation are provided.
- We recommend obtaining MaineDOT crash data for Route 202 along the site frontage to ensure this project will not be exacerbating an existing crash problem

10. Our understanding is that trash haulers do not collect trash along private roads; therefore, consideration should be given to constructing a suitable location for residents to drop trash and recycling containers at the road intersections with Route 202, where they can be collected by trash haulers. The location(s) should not impede traffic entering the project roads, or traffic traveling along Route 202.