

Jennifer Curtis

From: Will Haskell <whaskell@gorrillpalmer.com>
Sent: Monday, August 5, 2019 9:46 AM
To: Jennifer Curtis
Cc: Amanda L. Lessard; Mark T. Arienti
Subject: RE: 19-15 Babbidge Farm Minor Subdivision Sketch Plan Application - Completeness Review

Hi Jenn,

We have reviewed the following information for this project:

- Babbidge Farms Sketch Subdivision Application dated 7-22-2019, prepared by DM Roma Consulting Engineers
- Babbidge Farms Sketch Plan dated 7-22-2019, prepared by DM Roma Consulting Engineers

We have completed a cursory review of the application and offer comments relative to the type of information the Applicant will need to provide to meet the requirements of a project located in a watershed most at risk from development (Section 906.E.7). We offer the following comments:

1. We recommend that lot building envelopes be defined to exclude wetlands, or that a note be added to the plan that Maine DEP NRPA and/or Army Corp wetland impact permits may be required to accommodate lot development.
2. The Sketch Plan application provides no information on erosion control. Erosion control design shall be compliant with Section 911.C.
3. The Sketch Plan application provides no indication on the stormwater management approach for the project. Stormwater management design will be required to comply with Section 911.J.
4. The application narrative indicates that the Applicant will be requesting a waiver from the road standard to provide a sidewalk or widened shoulder. This may be a reasonable waiver when considering only this project, but what is the potential for future extension of the road and the development of additional housing units, where a sidewalk may be warranted?
5. Sight distances at the proposed road intersection and shared driveway shall be confirmed and shown on the plan.

Thank you,

William C. Haskell | Principal



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From: Jennifer Curtis <jcurtis@windhammaine.us>
Sent: Thursday, August 1, 2019 12:11 PM
To: Will Haskell <whaskell@gorrillpalmer.com>
Cc: Amanda L. Lessard <allessard@windhammaine.us>; Mark T. Arienti <mtarienti@windhammaine.us>
Subject: FW: 19-15 Babbidge Farm Minor Subdivision Sketch Plan Application - Completeness Review

Hi Will,

Attached is a new minor subdivision sketch plan application for the Babbidge Farm project. It has been reconfigured to be just four lots. The Town received the outstanding fees from the previous submission review prior to accepting the application.

At this time, please do a cursory review of the application and provide general comments to inform the applicant about the type of information they will need to provide in order to meet the final plan submission requirements of a project in a watershed most at risk from new development:

906. E.7. The Planner shall require qualified independent geotechnical, hydrogeologic, site evaluation, engineering, and similar professional consulting services to determine adherence to best practices in planning and engineering when any portion of the development is within the direct watershed of a lake most at risk from new development as designated in Chapter 502: Direct Watersheds Of Lakes Most At Risk From New Development, And Urban Impaired Streams of the Maine Department of Environmental Protection. The project shall be reviewed in compliance with the stormwater standards included in the Maine Department of Environmental Protection Chapter 500 including basic, general, phosphorus, flooding, and other standards. The review shall also ensure compliance with performance standards contained in Sections 911.C, 911.D.2, 911.H.1, 911.J of this ordinance. The review shall include attendance at any scheduled Planning Board site walk.

Jenn Curtis, Planner

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From: Dustin Roma

Sent: Thursday, August 1, 2019 9:56 AM

To: Jennifer Curtis

Subject: RE: 19-15 Babbidge Farm Minor Subdivision Sketch Plan Application - Completeness Review

Hi Jenn,

Attached is the digital submission with the topo/location map included.

Thanks,

Dustin M. Roma, P.E.



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