



September 30, 2019

Ms. Jennifer Curtis, Town Planner  
Town of Windham  
8 School Road  
Windham, Maine 04062

RE: Response to Comments - Minor Site Plan Application  
Hanna Realty Associates, LLC  
839 Roosevelt Trail, Windham, Maine  
St.Germain Collins File No.: 2572-0011

Dear Ms. Curtis:

St.Germain Collins has prepared the following responses to the comments received on our application. Enclosed please also find an updated stormwater report and updated plan set reflecting the changes made in response to the comments.

**Comments from Mark Arienti, P.E. (in italics) followed by our response:**

*Stormwater - The Applicant has submitted a Stormwater Management Report to comply with Section 811.E of the Site Plan Review ordinance. The stormwater analysis concluded that the post-development peak flows are less than the pre-development flows at Analysis Points 2 and 3, but slightly greater an Analysis Point 1. Since some of the post-development flows do exceed the pre-development flows, the Applicant will need to submit a written waiver request as outlined in paragraph E.1(a) of that section.*

Response: The stormwater design has been adjusted to eliminate this exceedance. This was accomplished by adding riprap to the drainage ditch on the adjacent parcel, which is owned by the applicant. No waiver is needed.

*The Applicant proposes to incorporate the existing infiltration basin between the Pratt Abbott building and the road into its stormwater management plan for the proposed development. Please document that this system, as installed and maintained, is still functioning as originally designed.*

Response: The BMP was inspected in August of 2019 as part of the Annual Stormwater Management Facilities Certification and found to be functioning correctly. A copy of the inspection certification was provided to the Town of Windham on August 5, 2019.

*Plan Set - In the Proposed Development Condition, Sheet D-102, there is a watershed boundary line around "Existing Pratt Abbott Building". It's not clear on the plan sheet whether this area is within Subcatchment 2S or Subcatchment 5S or another unlabeled subcatchment. Please clarify.*

Response: This area has been included in the updated stormwater report as subcatchment 6S.

*Please provide material specs in the detail for the Dripline Filter on Plan Sheet C-501 that are consistent with Ch. 5 of Maine DEP Stormwater BMP Manual.*

Response: The Dripline Filter detail on Sheet C-501 has been revised.

*On the Truncated Dome Detectable Warning Detail on Sheet C-502, please clarify what the units are for the dimensions 0.27 and 0.07.*

Response: The dimensions are in error. The 0.27 dimension should read 2'-0", the 0.07 dimension should read "6" MINIMUM." The plan set has been revised.

**Comment from Jennifer Curtis, Windham Planner (in italics) followed by our response:**

*Sight distance - Please provided site distance in both directions.*

Response: Sight distance is greater than 645 feet in both directions.

If you have any questions during the review of the enclosed materials, please feel free to contact me at (207) 591-7000 or ellenr@stgermaincollins.com.

Sincerely,  
ST.GERMAIN COLLINS



Ellen J. Rathbone  
Project Manager

cc: David Machesney, Hanna Realty Associates, LLC

Attachments

- Stormwater Management Report, Revised September 2019
- Plan Set, dated September 27, 2019