

## Jennifer Curtis

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**From:** Mark T. Arienti  
**Sent:** Wednesday, November 27, 2019 9:08 AM  
**To:** Dustin Roma; 'Jayson Haskell'  
**Cc:** Jennifer Curtis; Amanda L. Lessard  
**Subject:** Depot Street - Preliminary Major Subdivision and Site Plan Review

Gentlemen,

I reviewed the Depot Street Preliminary Plan application and plan set dated 11/15/19 and 11/18/19, respectively, and have the following initial comments:

### Stormwater

- The application includes an analysis of stormwater quality treatment requirements per Maine DEP Ch. 500, but no analysis of stormwater quantity management per paragraph J.6. of Windham's Subdivision Ordinance was included. Please submit a Stormwater Management Plan as required under Section 910 of the Subdivision Ordinance that addresses the stormwater quality and quantity requirements in DEP Ch. 500.
- The redevelopment stormwater analysis assigns a ranking of "3: Other parking lots and driveways; Flat asphalt rooftops; Roofs on an industrial facility" for the driveway area from Depot St. into the property approximately 180 feet for both the existing and the developed condition when this area is a paved driveway. It doesn't seem appropriate that the ranking of the developed condition, where the surface is paved, should be the same as for the existing condition where the surface is vegetated.

### Plan Sheets

- Property pins need to be installed at all property corners, but property pins do not appear to be shown at the south and east sides of the property.
- The detail for the Filterra on Detail Plan Sheet D-3 is missing a title.
- A tree clearing line needs to be shown on the plans.

### Traffic

- A Traffic Impact Analysis must be submitted as required under Section 910 of the Subdivision Ordinance based on the number of proposed parking spaces
- Site distances along Depot St. from the subdivision entrance must be shown on the plans

### Waivers

- The waiver request for the requirement to conduct a high intensity soil survey appears reasonable based on the assumption of Group D or Wetland Soils and the need to conduct borings for building foundation design.

Thanks, any questions, please don't hesitate to contact me.

Mark

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