

## Jennifer Curtis

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**From:** Mark T. Arienti  
**Sent:** Monday, December 30, 2019 10:27 AM  
**To:** Jennifer Curtis; Larry Bastian  
**Cc:** Amanda L. Lessard  
**Subject:** RE: Application completeness review

Hi Jenn,

I reviewed the following documents for the Cook Road Condominiums application:

- Final Subdivision and Site Plan Application submittal dated 12/23/19 including the associated plan-set by Terradyn Consultants LLC,
- Peer review by Will Haskell, P.E. of Gorrill Palmer dated 2/13/19,
- Peer Review by John Earle, P.E., former Windham Town Engineer, dated 12/20/18, and
- Response by Larry Bastian, Terradyn Consultants LLC dated 2/14/19.

Based on my review it appears that the applicant has addressed the comments noted in the previous reviews listed above. As you noted below several items are still missing from the application including but not limited to the Maine DEP Stormwater and Tier I Wetland Alternation permits and the PWD Ability to Serve. I agree that it would be helpful to know where the roof drain filter strips are to be installed and as well as the finish floor elevations of the building units. Based on the proposed grading shown on Sheet 3.0, it is not clear how positive drainage away from the north side of Units 19 and 20 will be achieved.

Thanks,

Mark

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**From:** Jennifer Curtis <jcurtis@windhammaine.us>  
**Sent:** Friday, December 27, 2019 4:34 PM  
**To:** Larry Bastian <larry@terradyconsultants.com>  
**Cc:** Amanda L. Lessard <allessard@windhammaine.us>; Mark T. Arienti <mtarienti@windhammaine.us>  
**Subject:** Application completeness review

Hi Larry,

I reviewed the application for completeness, and found it needs the following to be considered complete:

- To determine what fees may be due, please calculate the gross floor area of the non-residential portion(s) ([Definition of gross floor area on Pg 9](#))
- Ability to Serve letter from Portland Water District
- NRPA Tier 1 Permit for wetland alterations
- Road names need to be approved by the Town Assessing Dept and shown on the plan
- Building elevations
- Subdivision Plan Data compatible with town GIS (CAD is preferred)

The above elements need to be received by December 31st for the Final application to be considered complete and placed on the agenda for January 13<sup>th</sup>

Other notes from cursory review:

Prior review had requested a note indicating where roof drain filter strips are to be installed must be shown on the Subdivision plan

Please explain why units 21&22 do not front orient to Cook Road

Please explain why the leach field for 27-30 and 31-36 is shown behind the limits of tree clearing

It would be a good idea to address the likely need for any blasting during construction. Where there is shallow depth to bedrock, the Planning Board may request a blasting plan, if it seems likely to be required.

Please call me if you have any questions,

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**Jenn Curtis, Planner**

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