



December 11, 2019
02356

Ms. Jennifer Curtis
Town of Windham Planning Department
8 School Road
Windham ME, 04062

VIP Inc.

Staff Level Review – Response to comment-Commercial Design Guidelines

Map 71/Lot 3-1 and Map 71, Lot 2

2 Amato Drive and 826 Roosevelt Trail, Windham

Dear Ms. Curtis:

On behalf of VIP Inc., we have prepared the following Response to comments regarding the minimum (8) additional optional commercial design standards and how the plans are meeting the optional requirements:

B) Site / Parking:

- 1) Parking Location – Parking has been located on the side and rear of the commercial building – and landscape is provided
- 2) Internal traffic flow – Parking spaces are striped and ADA accessible parking spaces are clearly striped and delineated.
- 3) Interconnected Parking Lots: parking lots are connected to provide better access to services / deliveries and the exchange of associated uses between O'Reilly's and VIP
- 5) Screening: Parking - Parking lot is currently screened with trees and shrubs surrounding the parking lot.
- 6) Screening – utilities and service: Trash / dumpster location is enclosed/screened and located to the rear of the property. Landscaping along parking lot creates a buffer to help screen service areas.
- 7) Parking lot Landscaping: A Minimum of 10% of the parking lot has been landscaped/ screened.
- 9) Shared Stormwater Treatment: Stormwater is being sent to a shared stormwater area for the subdivision.

C) Landscaping/ Lighting

6. Planting Variety: Planting on site creates a 4-season interest with evergreen and flowering plant selections

7. Planting Suitability: Many plants within the landscape plan are salt/ drought tolerant and only require a low degree of maintenance.

8. Mass Plantings: Many of the landscape beds provide masse of plantings together as opposed to single specimen plantings.

D Bike / Ped:

6) Bicycle parking / racks: Bicycle racks have been proposed that includes parking to (2) bicycles.

The VIP expansion project is currently meeting (11) optional requirements within the Commercial Design guidelines as a requirement of the Town of Windham.