

Amanda L. Lessard

From: Mark T. Arienti
Sent: Friday, March 13, 2020 4:18 PM
To: Jennifer Curtis
Cc: Jeffrey Read
Subject: Bangor Savings Major Site Plan Application review

Jenn,

I have reviewed the following documents for the proposed Bangor Savings Bank branch/office building at the corner of Route 302 and Rte. 115:

- Town of Windham Planning Board Site Plan Application Bangor Savings Bank Branch/Office building, dated March 2020
- Bangor Savings Windham Bank Branch/Office building, 745 and 747 Roosevelt Trail, Windham, Maine Plan Set

Stormwater

The project includes the construction of a 7,000 sf bank branch building (and demolition of the existing building) so it is considered a major site plan application; Windham's Site Plan Review ordinance requires submittal of a Stormwater Management Plan that complies with the Basic and General Standards of the DEP Chapter 500. Since the project results in less than 1 acre of impervious area a Maine DEP Stormwater permit is not required.

The Site Plan Ordinance requires that peak flows after implementation of the project for 24-hour storms of the 2-year, 10- year, and 25-year frequencies do not exceed flows prior to the project being built. To achieve this, the proposed design includes 2 infiltration basins to infiltrate the majority of the stormwater runoff from the proposed building and parking area. An area of about 5,000 - 6,000 SF around the site entrance/exit onto Roosevelt Trail will not be managed onsite and will flow into Route 302. The analysis does, however show that the post-development peak flows will be less than the predevelopment peak flows.

To meet the treatment requirements under the General Standards, the stormwater evaluation has utilized the Redevelopment Standards of Ch. 500 for the site, since in the existing condition the site is almost fully paved or buildings. The Stormwater Management report submitted with the application seems to appropriately apply the redevelopment provisions and the other portions of the Ch. 500 Basic and General standards, but I do have two comments:

- For infiltration Basin 2 (Pond 1CP1) the peak elevation for the water level in the basin calculated by HydroCad is 309.35' for the 25-yr storm compared to the top of the basin at 309.50'. Overflow, if/when it occurs, will likely flow onto the entrance to the drive-through on Route 115. The 0.15' of freeboard does not seem to be sufficient considering the overflow would go onto Rte. 115. It is recommended that the basin design be modified to provide at least 1 foot of freeboard.
- Although the amount of runoff flowing into the public right-of-way is being largely reduced, there are still about 5,000 - 6,000 SF flowing into Route 302 at the entrance to the project in this area. Other options to minimize the amount flowing onto Rte. 302 in this area should be considered.

Traffic

The design of the project proposes to eliminate one of the existing curb cuts onto Route 302, one of the access points onto Abby Road and eliminates several other existing turning movements, which will likely result in measurable traffic improvement in this area. I do have one comment as noted below:

- The entrance to the drive-through off of Route 115 appears to provide minimal room for queuing. The distance from the sidewalk on Route 115 is only about 80', which is room for about 4 vehicles. A traffic study has not yet been submitted, but when submitted, should evaluate whether the queuing distance is sufficient to prevent backing up onto Rte. 115.

Please don't hesitate to contact me if you have comments or questions,

Thanks,

Mark

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