

March 23, 2020

Jenn Curtis, Planner
Town of Windham
8 School Road
Windham, ME 04062

Subject: Portland Water District Sewer Pump Station Improvements
Associated with the MCL Subdivision Project, Depot Street

Hi Jenn,

Gorrill Palmer is pleased to submit this information relative to the proposed Portland Water District Sewer Pump Station that is proposed to be constructed on Tax Map 38, Lot 37A, which is the property associated with the MCL Subdivision Project on Depot Street. As you are aware, Gorrill Palmer is under contract with the Town of Windham and the Portland Water District (PWD) to prepare design plans for Depot Street reconstruction and improvements, PWD sewer improvements, and PWD water improvements.

The Town and PWD have been coordinating and negotiating with MCL relative to the proposed sewer pump station near Depot Street and the new access road to the MCL Subdivision. This submission includes plans for the proposed sewer pump station improvements, associated landscaping, and details on the pump station control building.

Plans

PWD is negotiating an easement with MCL for the sewer pump station. The pump station will consist of a paved access driveway, a new 8 foot x 10 foot pump station control building, a generator pad (generator to be added at a later date), an 8 foot diameter pump station wet well (mostly below ground), and a 6 foot diameter valve vault (mostly below ground). The site layout, grading & drainage and landscaping for the pump station easement are shown on Drawing 9, attached to this submission. The pump station control building elevations and details are also attached as Drawings 12 through 14.

We request a waiver for the requirement for transparent openings on 40% of the length of the control building façade facing Depot Street (813.A.5). The building must remain secure and adding a window is not appropriate. We believe the plantings that we have provided will help screen the building from the road.

Landscaping

We have provided a landscaping plan for the pump station easement (see Drawing 9). Plantings include short plantings behind the Depot Street sidewalk that will not conflict with the sight distance for vehicles exiting the MCL Subdivision onto Depot Street. We also show five Emerald Green Arborvitae to help screen the generator pad and pump station control building from Depot Street.

Stormwater

We understand that the stormwater study for the MCL Subdivision includes the pump station easement, therefore, we have not included new stormwater management features for the pump station construction. Drainage from the pump station easement will sheet flow towards the west and into the adjacent stream.



NRPA Permit By Rule

A Maine DEP Natural Resource Protection Act (NRPA) Permit By Rule (PBR) is required for activities adjacent to a protected natural resource is required for portions of the work that are located between 75-feet and 25-feet of the adjacent stream. The 75-foot and 25-foot NRPA jurisdictional limits are shown on Drawing 9. A PBR application is typically approved within 14 days after submission. We will provide a copy of the application to the Town once it has been submitted.

Closure

We understand that the Planning Board schedule may be difficult to predict based on the current coronavirus issues that are impacting everyone. We request to be placed on the next available Planning Board agenda for review and consideration. As you are aware, the schedule for the pump station construction may be following a different schedule than construction for the MCL project.

Sincerely,
Gorrill Palmer

A handwritten signature in black ink that reads 'William C. Haskell'.

William C. Haskell, PE
Principal

C: Helen Newman (email)

Attachments

WCH\3278\Applications\Local\2020-03-23 Windham PB Submission.doc

**TOWN OF WINDHAM
SUBDIVISION & SITE PLAN APPLICATION**

Performance and Design Standards Waiver Request Form

(Section 808 – Site Plan Review, Waivers)
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

Subdivision or Project Name: PWD Sewer Pump Station / MCL Subdivision Project

Tax Map: 38 **Lot:** 37A

**Waivers are requested from the following Performance and Design Standards
(add rows as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
813.A.5	Facade - minimum of 40% of horizontal length shall have transparent openings	X

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The pump station control building must remain secure, therefore, windows are not appropriate. We have added evergreen plantings to help screen the 8' wide building facade that faces Depot Street

(continued next page)

Ordinance Section: 813.A.5

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution		X
Light pollution or glare		X
Water supply		X
Soil erosion		X
Traffic congestion or safety		X
Pedestrian safety or access		X
Supply of parking		X
Sewage disposal capacity		X
Solid waste disposal capacity		X
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas		X
Flooding or drainage issues on abutting properties		X
The Town's ability to provide the subdivision with public safety services (if subdivision)		X

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.