



June 22, 2020

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

**Re: Resubmission of Final Plans
Depot Street Residential Development
MCL Realty, LLC - Applicant**

Dear Jennifer:

On behalf of MCL Realty, LLC we have prepared the enclosed revised plans for the above referenced project. The following outlines specific changes that have been made or supplemental information provided.

1. We have made revisions to the plans based on a meeting we had with the Fire Chief. Specifically, we added dedicated striped access fire lanes at curb ramps to provide better access to the buildings for emergency vehicles, and added signage along the rear driveway to prohibit on-street parking.
2. Enclosed is a waiver request form for a waiver of the subdivision standard to provide street trees at a standard 50-foot interval. The Planning Board discussed the proposed landscaping plan at the last meeting and the general consensus was support for the landscaping plan as currently presented.
3. We have forwarded road name options to the Assessing department for consideration and will include the approved name on the plans.
4. An updated ability-to-serve letter is attached from the Portland Water District indicating that they have the capacity to accept the sewer from the project.
5. We have made revisions to the pump station and electrical utilities in coordination with the Portland Water District and Central Maine Power Company.

Upon your review of this information, please let us know if you have any further questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President

Enc.

**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: DEPOT STREET APARTMENTS

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

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

Ordinance Section	Standard	Mark which waiver this form is for
911.E.1.B	STREET TREES PLANTED NO FURTHER THAN 50'	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.

A LANDSCAPING PLAN HAS BEEN PREPARED WHICH INCLUDES STREET TREES. STREET TREES HAVE BEEN INCORPORATED TO THE GREATEST EXTENT BASED ON THE PLACEMENT OF BUILDINGS, DRIVEWAYS AND PARKING AREAS.

(continued next page)

Ordinance Section: 911.E.1.B

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

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

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



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

June 19, 2020

Jayson Haskell, P.E.
DM ROMA
PO Box 1116
Windham, ME 04062

Re: ~6 Depot Street, WI
Ability to Serve with PWD Water

Dear Mr. Haskell:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on November 21, 2019. Based on the information provided per plans last revised May 21, 2020, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed. Any changes affecting the approved water system will require further review and approval by PWD.**

Conditions of Service

The following conditions of service apply:

- A new 2-inch domestic service with a 1.5-inch meter may be installed from the water main in Depot Street. The service should enter through the properties frontage on Depot Street at least 10-feet from any side property lines. Since this service line will serve multiple buildings, a meter pit will be required. The meter pit should be located on private property just after the PWD easement boundary at the front of the property. An approved backflow prevention device must be installed on the service line directly after the meter prior to service activation.
- A new 6-inch fire service may be installed from the water main in Depot Street. The service should enter through the properties frontage on Depot Street at least 10-feet from any side property lines.
- A new sewer pump station will be constructed ahead of this project. This pump station will be constructed in a PWD easement at the front of the property. The proposed sewer collection system has the capacity and ability to serve this project. This flow will not cause the Town of Windham to exceed its allocated capacity at the Westbrook Wastewater Treatment facility.
- As part of this project, a covenant has been recorded with the Cumberland County Registry of Deeds outlining the owner's responsibility to reimburse PWD for fees associated with relocation of existing infrastructure in the PWD easement area. Payment of these fees will be a condition of service activation from PWD.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.



Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 8-inch diameter cast iron water main in Depot Street and a public fire hydrant located approximately 450 feet from the site. The most recent static pressure reading was 112 psi on January 8, 2019.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Windham Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

A handwritten signature in black ink, appearing to read 'Robert A. Bartels', written in a cursive style.

Robert A. Bartels, P.E.
Senior Project Engineer