

From: Mark T. Arienti
Sent: Tuesday, September 15, 2020 11:32 AM
To: Jennifer Curtis
Cc: Amanda L. Lessard
Subject: RE: Additional Material - Quarry Ridge
Attachments: septic design and fill.pdf

Jenn,

I think that staying with the number of peak hours trips per lot, not exceeding the amount assumed for Lot 3, makes sense as a minimum.

Also though, if the buildout of any lots exceeds 15,000 square feet than additional traffic information should be submitted as specified in the original subdivision approval. Since the two lots may very well exceed 15,000 SF, this would likely happen I would think.

Regarding the soils, I think they're making the case that the fill is equivalent to original soil since that would enter into leach field design. You can only do that when the fill was placed earlier than that 1995 date. See attached.

I think the stormwater memo is fine as long as there's no issue with runoff from Lot 3B going into the roadside ditch in front of Lot 3A so that it can get the pond on the other side of Enterprise Drive. As long as the ditch is in the road right-of-way, then it should be fine,

Mark

From: Jennifer Curtis <jcurtis@windhammaine.us>
Sent: Tuesday, September 15, 2020 11:02 AM
To: Mark T. Arienti <mtarienti@windhammaine.us>
Cc: Amanda L. Lessard <allessard@windhammaine.us>
Subject: RE: Additional Material - Quarry Ridge

Mark,

A couple follow ups:

Amanda proposed they should stick to the # of peak hour trips assumed per lot, and not exceed the assumption for Lot 3, cumulatively over the two new lots created from it. Craig said that's what he intended, anyway, and so was fine with that.

Craig also said in the soils memo there is language from the soil scientist stating that septic systems could not be installed in fill placed after 1995. (?) I had never heard this – is that familiar to you? Craig said he talked to Bob Grondin and was getting some sort of statement together that the fill is, if not old as dirt, at least pre-dating 1995.

Jenn Curtis, Planner
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From: Jennifer Curtis

Sent: Tuesday, September 15, 2020 10:23 AM

To: Mark T. Arienti <mtarienti@windhammaine.us>

Subject: FW: Additional Material - Quarry Ridge

Mark,

Do you think this information will be sufficient to review for sewage disposal, and stormwater? I don't feel like the traffic memo is significantly different from what they submitted before. I'll see what Amanda thinks.

Jenn Curtis, Planner

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From: Craig Burgess <cburgess@sebagotechnics.com>

Sent: Monday, September 14, 2020 10:09 AM

To: Jennifer Curtis <jcurtis@windhammaine.us>

Subject: RE: Additional Material - Quarry Ridge

Good Morning,

We mailed hard copies last Friday. Attached is all of the information that was requested. Grondin believes fill was placed on lots before 1995, although I'll have a firm answer today or tomorrow on this item. I hope that this material generally satisfies your comments. Don't hesitate to email or call with any other comment or questions.

Best,

Craig Burgess, PE *Project Manager*

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From: Jennifer Curtis <jcurtis@windhammaine.us>
Sent: Monday, September 14, 2020 9:29 AM
To: Craig Burgess <cburgess@sebagotechnics.com>
Subject: Additional Material - Quarry Ridge

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Good morning Craig,

The Town needs to send out public notice for the project being on the agenda for the 28th by Wednesday. I want to make sure the application is ready for preliminary plan review before we send out notice.

Unless I missed it, my notes show we are still looking for:

1. An assessment of traffic impacts addressing proportional impact, and
2. test pit analysis + hydrogeologic report to address sewage disposal

Please also include a narrative in the submission explaining how the plan will remain in compliance with the existing approved stormwater management plan (or, said another way, how splitting the lot won't affect compliance).

Jenn Curtis, Planner

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