



SURVEYING ENGINEERING LAND PLANNING

# *Northeast Civil Solutions*

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March 26, 2020

Amanda Lessard, Planning Director  
Town of Windham  
8 School Street  
Windham, Maine 04062  
[allessard@windhammaine.us](mailto:allessard@windhammaine.us)  
(207)894-5960, ext. 2

**RE: Site Plan – Final Plan Submission, Fielding Condos – Additional Information  
Fielding's Oil Co., Inc. (Bill Fielding)**

Dear Ms. Lessard:

At the January 11, 2021 Planning Board meeting this project was discussed and a couple items were identified to be submitted prior to voting on the application. I am writing to you today to submit those additional items and request that to be placed on the next available Planning Board agenda to complete the Site Plan review with the Board.

Attached with this submission are updated Site Plans, revised architectural plans, draft condo documents, and the approved minimum lot size waiver from the Department of Health and Human Resources.

The site plan update includes the addition of four 1,000-gallon propane tanks to be used for heat on the property. They are located on the far side of the new ROW in a forested area of the property and will be surrounded by a new fence.

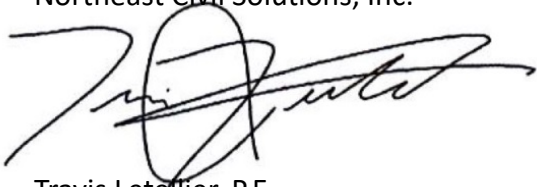
The revised architectural plans show a modification of the storage buildings where 6-inch bump outs are proposed on the front and back of the two buildings to break up the 60-foot flat faces. This will bring them into compliance with the ordinance's design standards.

We have secured approvals for the setback of the infiltration system from the state DHS reviewer, Brent Lawson and the Local Plumbing Inspector Christopher Hanson.

We have also provided a note from the abutter, Ernie Valente, with regard to the drainage easement needed to tie into the catch basin on his property, where he expresses support of the project and is agreeable to the proposed easement.

If you have any additional questions or comments regarding this Site Plan or Use Permit, please feel free to contact me at any time. We look forward to reviewing this project again with the Board at the earliest opportunity. Thank you.

Sincerely,  
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Travis Letellier', with a large, stylized initial 'T' and 'L'.

Travis Letellier, P.E.  
Director of Engineering

CC: Jim Fisher, NCS President  
Bill Fielding, Owner

Janet T. Mills  
Governor

Jeanne M. Lambrew, Ph.D.  
Commissioner



Maine Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
11 State House Station  
286 Water Street  
Augusta, Maine 04333-0011  
Tel: (207) 287-8016; Fax (207) 287-9058  
TTY: Dial 711 (Maine Relay)

February 12, 2021

Longview Partners  
James Logan  
6 Second Street  
Buxton, Maine 04093

Subject: Approval, Minimum Lot Size Waiver for the property of Fielding's Oil Company, Roosevelt Trail, Map 51-Lot 40-41, Windham, Maine

James:

The Division of Environmental and Community Health (Division) has reviewed a minimum lot size waiver application for the subject property. The proposal is for 2-12-unit multi housing. The waste will be disposed of by a combination of three disposal fields with a total gallons per day of 4,320. This application was submitted in accordance with Title 12 MRSA §4807-B. The lot has approximately 2.13 +/- acres of land. The lot would be served by potable water supply, (well) and onsite sewage disposal. The lot is not presently developed with existing.

Pursuant to the language provided in 12 MRSA §4807-B, which is the sole basis for our review, we find that the subsurface wastewater disposal system designs which meets first time criteria prepared by James Logan of Longview Partners, S.E. #237 on 01/03/2021, and submitted with the application is not considered to be likely to lower the water quality of, or otherwise pose a threat to, any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare. Therefore, the Division approves the minimum lot size waiver.

This approval is based only on the rules administered by this Department. The approval of the septic system for this proposal does not relieve the property owner from compliance with all other state and local requirements for licensing, permitting, system installation and/or use.

Because installation and owner maintenance have a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

Should you or others have any questions, please feel free to contact me at 592-7376.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent Lawson".

Brent Lawson, State Site Evaluator  
Subsurface Wastewater Program  
Division of Environmental Health  
e-mail: [brent.lawson@maine.gov](mailto:brent.lawson@maine.gov)

/BML  
xc: File

**From:** [ernie.valente](mailto:ernie.valente)  
**To:** [Travis Letellier](mailto:Travis.Letellier)  
**Subject:** RE: FW: Fielding Condos, Wincham  
**Date:** Thursday, March 18, 2021 10:01:08 AM

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Hello Travis,  
I have reviewed the plans for your proposed condominium project on Roosevelt trail and have no objection to the drainage easement.  
Please let me know if there is anything I can do further.  
Thanks  
Ernest Valente  
207-329-9311

Sent from my Galaxy

----- Original message -----

From: Travis Letellier <[travis.letellier@northeastcivilsolutions.com](mailto:travis.letellier@northeastcivilsolutions.com)>  
Date: 3/16/21 11:01 AM (GMT-05:00)  
To: [ernie.valente@yahoo.com](mailto:ernie.valente@yahoo.com)  
Subject: FW: Fielding Condos, Wincham

Hi Ernie,

Feel free to give me a call at the office anytime, 207-883-1000

Or if its after 4:00, you can call my cell to get your questions answered, 603-380-8411

Thank you,

**Travis Letellier, P.E.**

*Director of Civil Engineering*

NORTHEAST CIVIL SOLUTIONS, INC.

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**From:** Travis Letellier  
**Sent:** Friday, February 12, 2021 1:18 PM  
**To:** ernie.valente@yahoo.com  
**Cc:** Bill Fielding <bill@fieldingsoil.com>  
**Subject:** Fielding Condos, Wincham

Hi Ernie,

Thanks for taking my call earlier. As we talked about here are some of the plans for the condos Mr. Fielding, attached on this email, is looking to put up adjacent to your property. Along the road, on the Site Plan (sheet 3), there is a drainage pipe that will connect into a catch basin that is just over the ROW line on your property and we would like to tie into that to act as an overflow for our underground detention area. As part of the approvals we will be maintaining that catch basin along with the maintenance for the structures and pipes on our property.

For the Planning Board process we would simply like to get a statement from you saying you had no problems with this arrangement and after the PB approvals we will formalize the easement and record it all of that good stuff.

Thanks again for talking to me, and if you have any questions, please feel free to reach out to me or to Mr. Fielding to discuss.

Bill Fielding: 207-318-4020

**Travis Letellier, P.E.**

*Director of Civil Engineering*

(w) 207.883.1000 x107

(f) 207.883.1001

NORTHEAST CIVIL SOLUTIONS, INC.