



April 16, 2021

Amanda Lessard
Town of Windham
8 School Road
Windham, ME 04062

**Re: Site Plan Amendment
Stark Self Storage Facility, Windham
Keith Harnum – Applicant**

Dear Amanda:

Enclosed please find proposed building elevation drawings for the above referenced project. In our application that was approved by the Planning Board last month, we provided color photographs showing the intended façade, colors and rooflines for the buildings, but it was not clear in our application what we intended for roof pitch.

The front 40-ft wide building that will be highly visible from Roosevelt Trail is designed with a 3/12 roof pitch and cupolas to break up the long roofline. The rear 60-ft wide building that will be generally shielded from view by the front building, will have a flatter 1/12 roof pitch. The rear building is a climate-controlled unit and benefits from a lower ceiling height to reduce energy costs. The proposed roof pitches will not negatively alter the aesthetic of the overall project, and it will allow for lower energy consumption.

We have included a waiver request form and building elevations for your consideration. Thank you for reviewing our request and if there are any further questions on the project, please don't hesitate to contact us.

Sincerely,

DM Roma Consulting Engineers

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President

Cc: Keith Harnum, Applicant
Enc.

Final Plan - Major Site Plan

Project Name: STARK SELF STORAGE FACILITY

Tax Map: 25 Lot: 9A-A03-C03

Estimated square footage of building(s): 21,200 SF

If no buildings proposed, estimated square footage of total development: _____

Is the total disturbance proposed > 1 acre? ☒ Yes ☐ No

Contact Information

1. Applicant

Name: KEITH HARNUM

Mailing Address: 83 BEECH HILL ROAD, EXETER, NH 03833

Telephone: _____ Fax: _____ E-mail: _____

2. Record owner of property

_____ (Check here if same as applicant)

Name: C & E PROPERTIES, LLC

Mailing Address: _____

Telephone: _____ Fax: _____ E-mail: _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 Fax: _____ E-mail: DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Dustin Roma

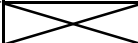

Signature

4-9-2021

Date

Final Plan - Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Evidence of payment of application and escrow fees	X	
c.	Written information - submitted in bound report	X	
1	A narrative describing the proposed use or activity	X	
2	Name, address, & phone number of record owner, and applicant if different	X	
3	Names and addresses of all abutting property owners	X	
4	Documentation demonstrating right, title, or interest in property	X	
5	Copies of existing proposed covenants or deed restrictions	X	
6	Copies of existing or proposed easements on the property	X	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	X	
8	Evidence of applicant's technical capability to carry out the project	X	
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property	X	
10	Estimated demand for water supply and sewage disposal	X	
11	Provisions for handling all solid wastes, including hazardous and special wastes	X	
12	Detail sheets of proposed light fixtures	X	
13	Listing of proposed trees or shrubs to be used for landscaping	X	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	X	
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources	X	
16	If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following:		
	stormwater calculations	X	
	erosion and sedimentation control measures	X	
	water quality and/or phosphorous export management provisions	X	
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	N/A	
18	Financial Capacity		
	i. Estimated costs of development and itemize estimated major expenses	X	
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund		

	b. Self-financing		
	1. Annual corporate report		
	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing		
	3. Letter from institution indicating intent to finance		
	iii. If a registered corporation a Certificate of Good Standing from:		
	Secretary of State, or		
	statement signed by corporate officer		
19	Technical Capacity (address both)		
	i. Prior experience	X	
	ii. Personnel	X	
d.	Plan Requirements - Existing Conditions		
i.	Location Map adequate to locate project within the municipality	X	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	X	
	a. Approximate location of all property lines and acreage of parcels	X	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	X	
	c. Location and designations of any public spaces	X	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	X	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	X	
iv.	Location of all required building setbacks, yards, and buffers	X	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	X	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	X	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	X	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	X	
ix.	Existing topography of the site at 2-foot contour intervals	X	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	X	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	X	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	X	

xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	X	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	X	
xv.	Location of the following:		
	a. Open drainage courses	X	
	b. Wetlands	X	
	c. Stone walls	X	
	d. Graveyards	X	
	e. Fences	X	
	f. Stands of trees or treeline, and	X	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	X	
xvi.	Direction of existing surface water drainage across the site	X	
xvii.	Location, front view, dimensions, and lighting of existing signs	X	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	X	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	X	
Plan Requirements - Proposed Development Activity			
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	N/A	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	X	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	X	
iv.	Location and proposed screening of any on-site collection or storage facilities	X	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	X	
vi.	Proposed landscaping and buffering	X	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	X	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	X	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Planning Board.	X	
x.	Location of all utilities, including fire protection systems	X	
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	X	

2. Major Final Site Plan Requirements		
a.	Narrative and/or plan describing how the proposed development plan relates to the sketch plan	X
b.	Stormwater drainage and erosion control program showing:	
	1. Existing and proposed method of handling stormwater runoff	X
	2. Direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g. sheet flow, concentrated flow, etc.)	X
	3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	X
	4. Engineering calculations used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	X
	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	X
c.	A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	N/A
d.	Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect and/or similar professional who prepared the plan	X
e.	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site	X
f.	A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation	X
g.	Digital transfer of any site plan data to the town (GIS format)	X
h.	A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board	N/A
Electronic Submission		
		X

**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:

Tax Map: 25 Lot: 9A-A03-C03

**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.4.c	ROOF PITCH PERFORMANCE STANDARD	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.

We are proposing a 3/12 roof pitch for the front building that faces Roosevelt Trail, and attaching three cupolas to the roof to break up the roofline. The rear building is climate controlled and will be generally shielded from view by the front building, so the roof pitch is proposed to be flatter at 1/12 pitch. since the rear building is wider than the front building the roof heights will be similar with the flatter pitch.

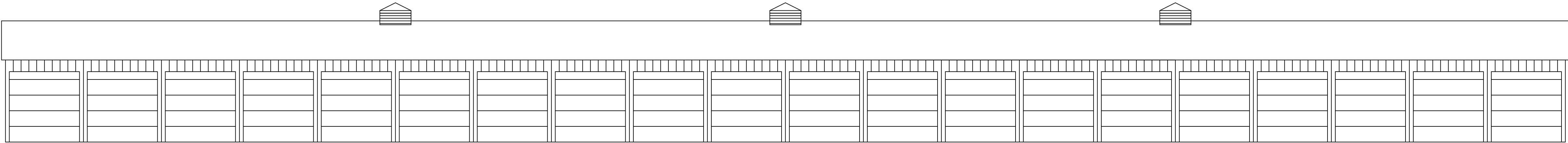
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Ordinance Section: _____

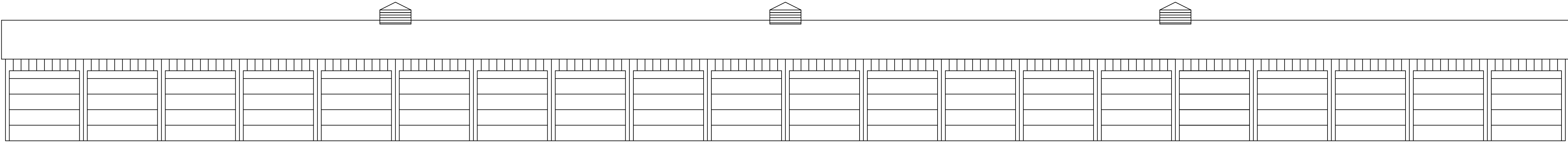
b. Will the waiver have an impact on any of the following criteria?

	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

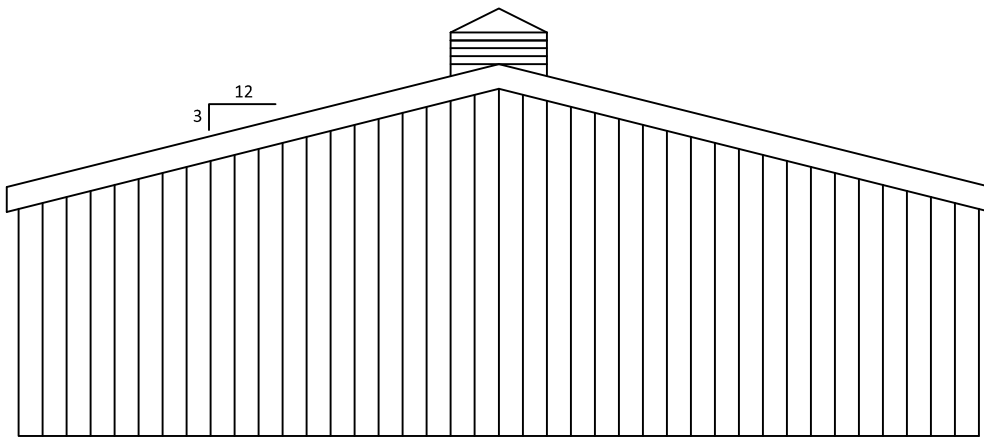
If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.



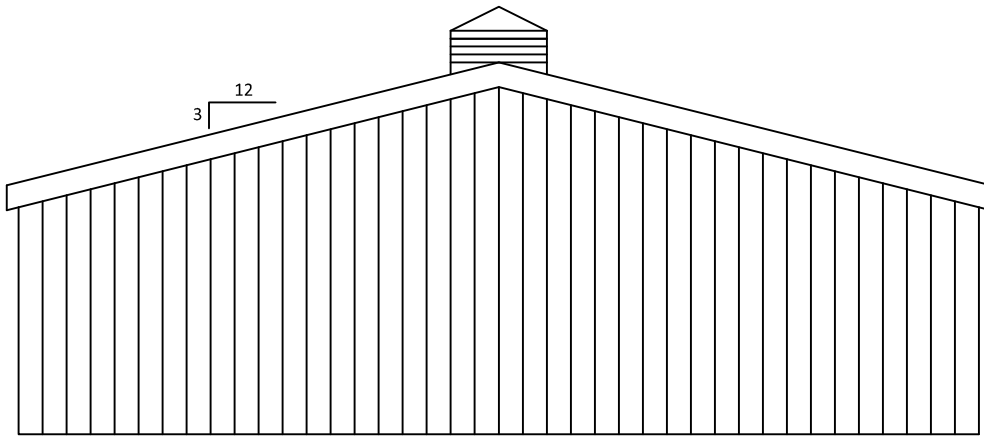
BUILDING 1 - EAST ELEVATION



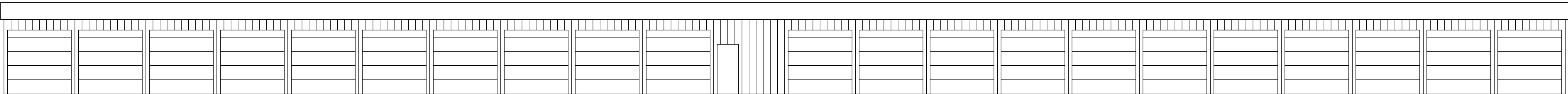
BUILDING 1 - WEST ELEVATION



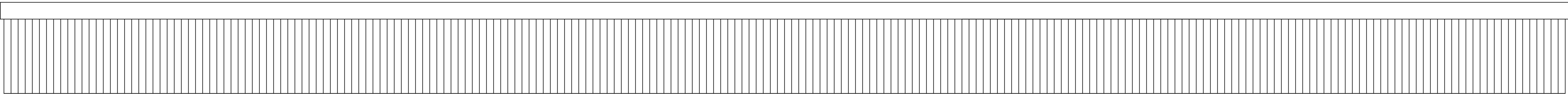
BUILDING 1 - NORTH ELEVATION



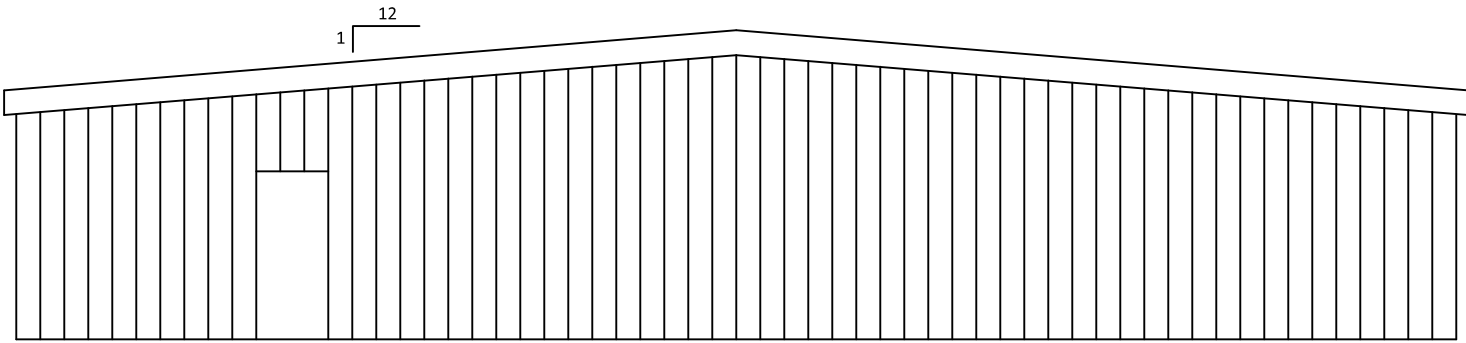
BUILDING 1 - SOUTH ELEVATION



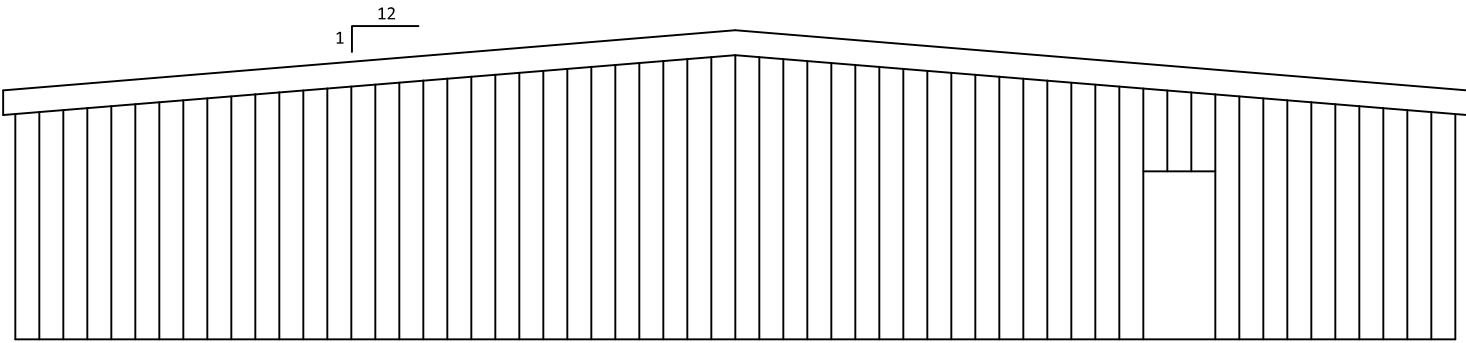
BUILDING 2 - EAST ELEVATION



BUILDING 2 - WEST ELEVATION



BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - NORTH ELEVATION

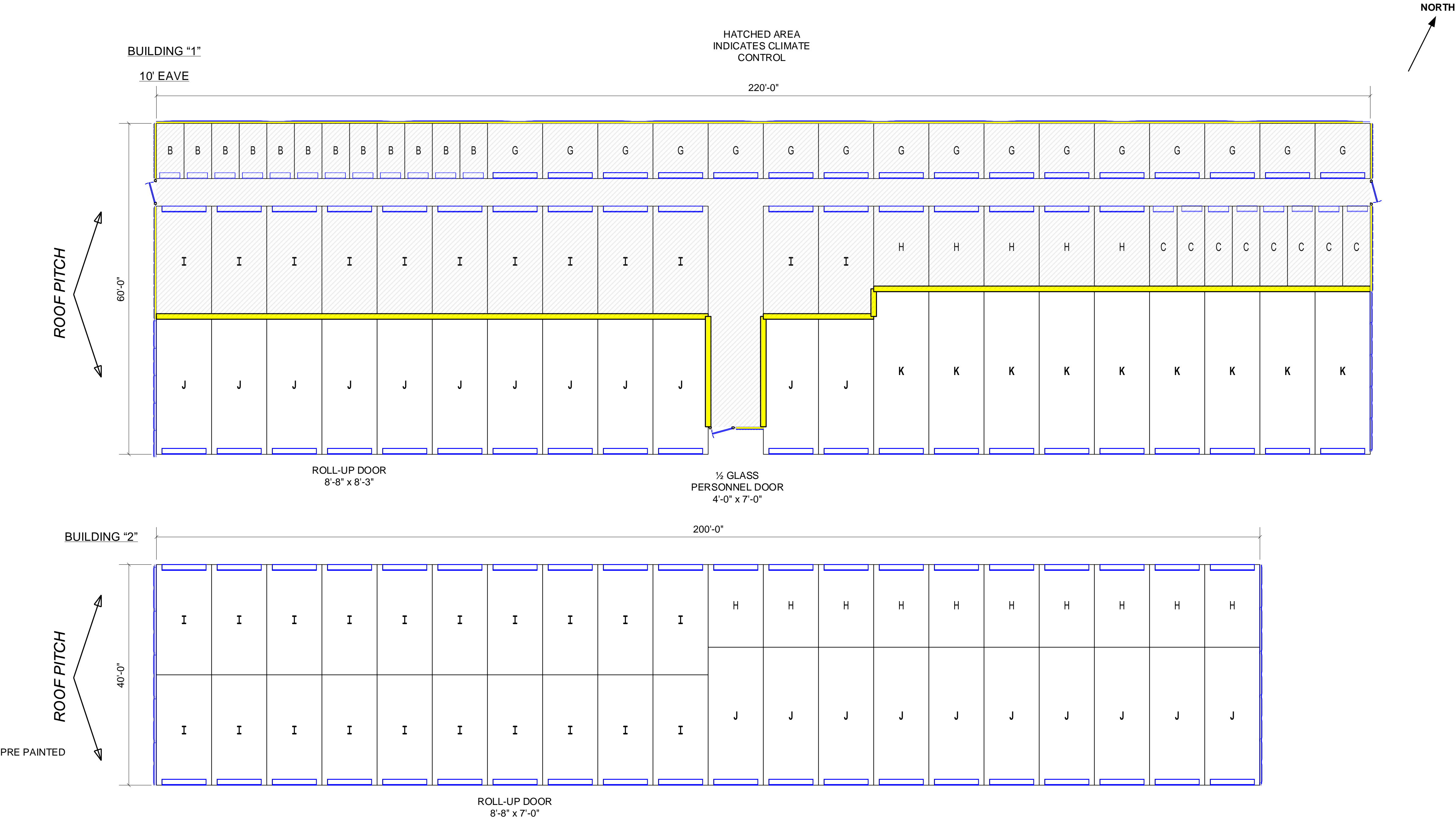
DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	4-16-21	DMR	ISSUED FOR TOWN REVIEW

BUILDING ELEVATIONS
STARK STORAGE FACILITY
56 ROOSEVELT TRAIL
WINDHAM, MAINE
FOR: **KEITH HARNUM**
83 BEECH HILL ROAD
EXETER, NH 03833

20074
JOB NUMBER:
1" = 8'
SCALE:
4-16-2021
DATE:
SHEET 1 OF 1
EL-1

NOTE: BETCO INC. ESTIMATING DRAWING
NOT FOR FIELD CONSTRUCTION



<i>UNIT MIX SCHEDULE</i>						
<i>UNIT TAG</i>	<i>DESCRIPTION</i>	<i>UNIT COUNT</i>		<i>UNIT TAG</i>	<i>DESCRIPTION</i>	<i>UNIT COUNT</i>
A	5' x 5'	0		I	10' x 20'	32
B	5' x 10'	12		J	10' x 25'	22
C	5' x 15'	8		K	10' x 30'	9
D	5' x 20'	0		L	15' x 15'	0
E	7.5' x 10'	0		M	15' x 20'	0
F	8' x 10'	0		N	15' x 25'	0
G	10' x 10'	16		O	15' x 30'	0
H	10' x 15'	15		P	20' x 30'	0

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	DATE: 1-6-2021	 228 COMMERCE BLVD STATESVILLE, NC 28625	PROJECT NAME: Self Storage Project Windham ME	
	DRAWN BY: HT3		PROJECT ADDRESS: Windham ME	
	SCALE: NOT TO SCALE		OWNER: Keith Harnum	PROJECT NO.: 2529-R1
			SHEET TITLE: FLOOR PLAN BUILDING "1&2"	DRAWING NUMBER: 1 OF 1

20074 JOB NUMBER:
1" = 20' SCALE:
4-9-2021 DATE:
SHEET 3 OF 6
S-1