

Stephen J. Puleo

To: Nancy St.Clair
Subject: Final Completeness Letter - 21-08 Tier 3 Marijuana Cultivation Facility -24 Gambo Road

Good afternoon, Nancy,

Here are the final staff review comments.

Planning Director:

I have a few other comments on the submission:

- Please clarify Note 5. If there are any easements that impact this property recorded in the CCRD, provide a specific reference and show the area on the plan. If there are none, remove this note.
- Notes 8 and 9 are not standard notes required by the Town and appear to provide more flexibility for plan changes than are permitted by the Land Use Ordinance. Please remove. Standard Condition of Approval #1 will provide the LUO reference for plan revisions.
- The soil test pit location must be shown on site plan
- The total amount of wetlands on the property should be noted on the plan.
- The plan should identify the areas of wetland impacts and call out the area impacted in specific locations.
- The plan should more clearly show the method of erosion and sediment control to protect the wetland areas that will not be impacted.
- The proposed tree line shown on the site plan conflicts with the location of the septic tank shown on Sheet 4. Please clarify if the tank will alter the treeline, or the treeline location on the site plan should be adjusted.
- Where a gravel drive is proposed, the fire line should be signed no parking.
- Given the application narrative "Staff and Hours of Operation" on pg 5 of the final plan submission, the waiver request for traffic generation does not seem to be necessary and a traffic impact study is not required as the project will not generate fifty (50) or more trips during the a.m. or p.m. peak hour. Please note that the waiver request form is intended to be used only for requests for waivers from performance standards, not submission requirements.

Director of Code Enforcement

- Is the applicant proposing floor drains in the build foundation slab for wash down purposes?
- No further comments at this time.

Pervious comments (5/16/2021)

Planner

- Please note the Assessing Office has assigned the street address as 24 Gambo Road
- Please provide information on where the nearest public fire hydrant location and any flow data?
- Please show the building height the plans did not show the height of the building.
- ~~Please provide the PWD ability to serve letter.~~ (Found in the application)

Fire Department:

- No further comments.

Engineering Comments:

Stormwater

- As a major site plan, the Land Use Ordinance (Section 812 E.1(f)) says that the project must comply with shall submit a stormwater management plan that complies with Section 4C(2) and Section 4C(3) of the General Standards of DEP Chapter 500. Section 4C(2) of Ch. 500 requires treatment of no less than 95% of the impervious area and no less than 80% of the developed area with some allowances for less treatment in certain cases. The applicant has proposed an underdrain soil filter (UDSF) and roof dripline filters as the treatment BMPs, but acknowledges that their proposed design only provides treatment for 86% of the impervious area. Therefore they have asked for a waiver from this ordinance requirement based on site constraints. Section 4C(2) of Ch. 500 does allow for a reduction in the percentage of impervious area treated to 90% for some situations including where less than 60% of the available land is developed, but no such case has been presented in the application.
- The plan view for the UDSF does not show the location of the overflow spillway nor does it show the location of a forebay for sediment removal, which are required elements for a UDSF. The detail sheet only shows a generic diagram for the UDSF with minimum thickness and depths. A site-specific detail should be provided that can be used to construct this BMP. It should also show site specific elevations for the various components of the system. The HydroCAD model implies that the top of the embankment for the UDSF is 167.5', but this is not clear from any of the plans.
- The Maine DEP requirements for a UDSF is that it must drain the stored volume in no less than 24 and no more than 48 hours. The stormwater modeling results provided in the application seem to indicate that the basin will drain in less than 24 hours. The Applicant should clarify.
- Sizing calculations should be provided for the roof dripline BMP to document that it will treat one inch or more of runoff and provide the storage capacity per the Maine DEP Stormwater BMP Manual.

Other Comments

- The plans show a 1.5:1 slope away from the building on the south and east sides of the building and the west side of the fire line and specifies loam, seed and permanent erosion control blanket. A detail should be provided for the slope with a specification for the erosion control blanket.
- The Trench Repair Detail on plan sheet 10 should add a note that indicates that there should be a 1.5" minimum grind 12" beyond the temporary repair to patch the trench in accordance with Windham Ordinance Ch. 210-10 and 210-11.
- Details for the water line connection and service line and for the other piping trench details do not appear to be in the plan set. These should be provided.

Thank you for your attention to these matters. Provide one copy of your response to staff comments with all revised application materials and five plan sets, with the required construction details. Email an electronic copy of your response letter and plan set (also, provide a .DWG of the site plan, as well). If I receive more comments, I will send them to you ASAP. We will need your response by June 22nd. Please feel free to call me with any questions and concerns.

Best,

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