

Cooper Ridge Subdivision  
8-27-21  
10:00 am

Development Review Team

Amanda L. Lessard <allessard@windhammaine.us>; (Present)  
Brent J. Libby <bjlibby@windhammaine.us>; (Absent)  
Christopher S. Hanson <cshanson@windhammaine.us>; (Absent)  
Barry A. Tibbetts <batibbetts@windhammaine.us>; (Absent)  
Douglas Fortier <drfortier@windhammaine.us>; (Absent)  
Elisa A. Trepanier <eatrepanier@windhammaine.us>; (Absent)  
Gretchen A. Anderson <gaanderson@windhammaine.us>; (Absent; emailed comments)  
John K. Wescott <jkwescott@windhammaine.us>; (Absent; emailed comments)  
Kevin L. Schofield <klschofield@windhammaine.us>; (Absent)  
Lisa Fisher <lmfisher@windhammaine.us>; (Absent)  
Mark T. Arienti <mtarienti@windhammaine.us>; (Absent; emailed comments)  
Bill Hansen <bhansen@rsu14.org> (Absent; emailed comments)  
Tom H. Bartell <thbartell@windhammaine.us>; (Absent)  
William Andrew <wtandrew@windhammaine.us>; (Absent)  
Linda J. Brooks <ljb Brooks@windhammaine.us>; (Present)

Applicant's Reps.

Travis Letellier <travis.letellier@northeastcivilsolutions.com>; (Present)

Introductions:

Overview:

First proposal less amount of development area, second proposal takes advantage of the higher ground and stays away for the wetland resources. The extension of the road would remain private road, open space, and the isolated wetlands would remain protected. HOA would be formed to maintain the road and open space parcels. The applicant would like to pursue the second option.

Staff Comments:

Amanda Lessard,

Planning Director: What will be the overall length of the road?

Travis Letellier: Approximately 2,000'.

AL: Will the home be connected to private wells, please show locations of test pits.

TL: Yes, we will provide locations for the new test pits.

AL: Every 1,000 FT the Fire Department will require a "Hammer-head" turn around easement area, please show on the plan.

TL: Yes, understood

AL: Show Steep Slopes, > 25% on the plans for sketch

TL: Nothing greater 25%

AL: For Staff to determine Net Density, please show methodology

TL: Didn't include; will do for sketch review.

AL: AS discussed during the preapplication meeting, show the to the B, between Lot 2 & 3, a ROW connecting to Pheasant Ridge subdivision, even though the does not appear a full ROW on the abutting property

TL: If you think the PB would want to see the ROW.

AL: Step through process of the designating wetlands as primary and secondary. Primary wetland should have 100' building envelop setback and secondary wetlands can has 50' building envelop. The wetland conservation area would work as well.

TL: I was not aware, I'll correct for the Preliminary Subdivision review.

AL: Show all Significant Wetlands

TL: Do they need 100' building window, NR inventory as part of the Sketch Plan review?

AL: Yes, need for your presentation to the PB; how did you get there?

TL: Understood.

AL: Is that a Stream? If so a 75' NRPA permit will be needed.

TL: I believe so, I will add a line

AL: It there an Existing Road association

TL: There is a 10-12 foot road, the property owners have shared responsibilities, and road maintenance.

Jon Rioux; Interim Director of

Code Enforcement: Test pit and trees buffer need to be shown.

TL: Will have to do new test pits for wells and septic and provide septic design.

JR: ROW from Alt. 1 is miss in the Alt. 2, why?

TL: Pre-application meeting we had discussed it, did not think about in the Alt,2 proposal.

JR: Lot clearings limits should be shown

TL: Lot clearing limits, 50' buffer. New test pit for the Alt -2 Development.

Amanda Lessard: Developments for each lot should include the location of the house footprint.

TL: Show a house for the lot.

JR: Show setbacks from the well locations.

AL: Assume the development for the Stormwater purposed.

TL: Will have to assume numbers of impervious cover to development a Stormwater plan.

Linda Brooks,

Director of Parks: No concerns.

John Wescott,

Dept Fire Chief: No public water in Roosevelt Trail, homes will need to be "Residential Sprinkler" with a 300-gallon reserve tanks in the houses. FD does not want dry hydrants or cisterns, too much maintenance.

Mark T. Arienti,

Town Engineer: For Alternate – 1 - issues:

- A waiver will be required for the hammerhead turnaround.

For Alternate – 1 & 2 – issues:

- They have requested a waiver from the requirement for a subdivision plan, but at a minimum they will need to include on their plan's information providing street trees along the road in accordance with the subdivision ordinance.
- The road will need to meet the minor local street standard.
- Although a traffic analysis may not be required, daily and peak hour traffic estimates should be provided.

Bill Hanson,  
Director of Facilities, School Department  
Property Services & Special Projects:

For Alternate – 1 - issues:

- In reviewing the site plans the option with the circle at the end is much preferred by the RSU vs. the hammerhead due to the need to back a bus up with the hammerhead design.
- I am not able to make today's meeting. Thank you very much for including the RSU in these reviews.

Gretchen Anderson,  
Environmental and Sustainability Coordinator:

For Alternate – 1 - issues:

- Project is outside the urbanized area; therefore, it does not have to comply with the Post-Construction Stormwater Ordinance.
- Will the street be offered to the Town? If so, will there be any streetlights – what types?