



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

September 7, 2021

Steve Puleo, Town Planner
Town of Windham
8 School Street
Windham, Maine 04062
sjpuloe@windhammaine.us
(207) 894-5960, ext. 6123

RE: Subdivision – Sketch Plan Application
Applicant: Lea and Scott Hennigar

Dear Mr. Puleo:

I received the following comments from you via email on September 1, 2021. Responses are provided in **bold**, following each comment.

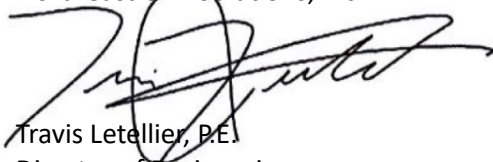
- Please provide five full-size hard copies and an electronic file of the Alternate – 2 sketch plan of the subdivision;
Hard copies of this repose letter and plan are attached with this submission.
- Please net residential plan and explanation of the net residential density for revised subdivision;
The net residential density calculation has been placed on the attached plan with this submission. IT indicates a density of 5.92 dwellings for this property.
- Please show ROW on the sketch plan;
It is the owner's preference to exclude a ROW connection to the neighboring development.
- Show a hammer-head turn out no more 1,000 Feet from Roosevelt trail, per Fire's requirements;
A hammerhead turnaround has been added to the road at roughly 1,000 feet from Roosevelt Trail.
- Show building envelopes meeting the open space requirements;
Building envelopes have been added along with typical house locations and clearing limits for each lot have been added to the plan.
- Show a 100-foot stream buffer.
A 100-foot stream/wetland setback has been added to the plan for this submission.
- Correct the open space minimum parcel requirements, no less 50-foot parcel boundary and minimum 10,000 SF and,

These minimums have been adhered to on the updated plan. No area of open spaces is less than 50 feet in width nor less than 10,000 square feet in area.

- Please provide three hard copies of written responses and exhibit and electronic copy.
Please find the attached hard copies of this response and updated plan, along with a thumb drive with an electronic copy.

If you have any additional question or comments regarding the information submitted, please don't hesitate to reach out at any time to discuss. We look forward to meeting with the Planning Board to talk about this submission.

Sincerely,
Northeast Civil Solutions, Inc.



Travis Letellier, P.E.
Director of Engineering