

First Amendment Chamberlain Estate Subdivision  
9-20-2021  
2:00 PM

Development Review Team

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

Applicant's Reps.

Dustin Roma; (Present)

Overview:

The project is next to Lowes an existing access drive connects to Chamberlain Drive. Dovak Way connects Chamberlain Drive to Manchester Drive. All the utilities are installed, and the based pavement has been laid. Most of the buildings have been framed within the circle. The amendment is to eliminate three duplex buildings on the westerly of Chamberlain Drive, adjacent to the access road entrance and construct three 12-unit multi-family buildings, in approximate location. Fire Department and Planning had a pre-submission meeting on July 23, 2021 to discuss fire access of the three new buildings. Due to the height of the buildings and fire access requirements, the applicant is proposing to install an access drive between buildings 47-58 and 59-70. The parking lot is designed with three turnouts, allow the fire department access to two sides of the buildings. The applicant is not providing to many parking spaces and is looking for feedback. A large leech-field is proposed to be located behind the new parking area and will be large. The proposed subsurface septic field will be designed to serve all three buildings and handle 6,100 GPD sanitary. The leech needs to be at least 150 feet from the stormwater pond. No new water main is needed to be brought into site to serve the three buildings. A future roadway area is proposed to replace the approved 50-foot ROW connecting Chamberlain Drive to Basin Road. The new 30-foot ROW deed over to the Town. A new paved roadway will be design meet the Residential Street Standard, per Commercial II (2) District, and will be paved to provide four parking spaces to provide parking for units 30 and 31. The Roadway and ROW will be given the Town and provide a Utility Easement for Portland Water District to connect to the water main in Chamberlain Drive. The stormwater plan will be designed final build-out of the new roadway, if the Town wants to make to the connection Basin Road providing of a secondary access point. The applicant does not want to be

responsible for the final building out of the roadway connections, although the ROW could be used for pedestrian use and for emergency vehicles access. General building layout is designed with recessed the porches, full basements, and mechanical rooms.

Staff Comments:

Bill Hansen: The road will be a public way; I have not further comments.

Brent Libby,

Fire Chief: Likes the "Batwing" turnouts, but I thought there was going to be an emergency access drive with a tip down between buildings 35—46 and 47 why not a sidewalk

Dustin Roma: Hammerhead, no tip down, get to both building

BL: Curbing, concrete, granite, bituminous?

DR: Concrete, rounded curbing mountable.

BL: John Wescott suggests dry sprinkler heads on the porches, instead of creating separate fire rated walls.

DR: Okay good information.

BL: Where on Basin Road is the access way?

DR: Another side of the Storm water drainage connection.

BL: The Town does not the private way.

DR: The applicant does not want to build roadway with this approval.

BL: Understanding that the Downeast propane bulk storage facility is adjacent to Dovak Way, Fire Department will want the applicant to install the roadway from Chamberlain Drive to Basin Road. Please connect.

Doug Fortier, Director of

Public Works: Any on-street parking? The Basin Road should be built to town standards.

DR: Winter Ban

DF: 30' ROW is driveway not a road

DR: Is an option in the C2 District; Residential Street Stands, traffic will not use the new roadway.

Bill Andrews, Captain

Police Depart.: How many vehicles will use Manchester Drive to Tandeberg Trial.

DR: WE are not planning that queuing and LOS at that interest ion will be affected

BA: The movement on Tandeberg to south on Route 302 could be a problem.

Steve Puleo

Town Planner: Cumulative traffic for 70-units?

DR: Should be 40 to 50 Peak Hour Trips.

Mark Arienti

Town Engineer: How wide are the "batwings"?

DR: 14-feet wide.

MA: Are they wide enough for FD?

DR: We are proposing gravel and we will provide a turning template turn templating.

Brent Libby: I want wider the turnouts wider, paved, and striped.  
 MA: How does the stormwater relate to the existing Stormwater Permit?  
 DR: We are proposing to add a third infiltration basin and install a 30" culvert to pick up the outfall drainage from Lowe's wet pond.  
 MA: Amended permitted submitted?  
 DR: We needed to get the base pavement and get the site substantially complete, before we were going to submit our application to DEP.  
 MA: May require stormwater amendment to DEP permit, we will see. Traffic on to Tanderberg Trail?  
 DR: Not everyone headed to Route 115, some people are going to Route 302, some to going to Route 35

Steve Puleo: Will Lowe's stormwater pond be including the DEP application review and approval or requires an amendment to the Lowe's property.  
 DR: Out fall runs through Chamberlain Estates, through a swale and ditch, DEP to be redirected to culvert in the Basin Road.  
 Doug Fortier: Is there an outfall across the Basin Road, is there a cut?  
 DR: Yes, to allow the stormwater to drain to the large wet pond on the other side of Basin Road. Town has a winter maintenance easement on Basin Road.

Amanda Lessard, Planning

Director: Dumpster pad Design Standards  
 DR: Located in the upper westerly corner of the new parking area.  
 AL: Needs a 10-ft setback for the property boundaries. Any proposed lighting?  
 DR: We will redesign. Yes, a pole mounted light at the corner of the Chamberlain Drive and access driveway, between buildings 47-58 and 59-70, as well as building mounted light fixtures.  
 AL: On-street parking being lost, like to see on-street parking.  
 DR: We would like to provide parking in front of the building, but we are not proposing it because Fire Department safety issues.  
 AL: On-street parking for residential, I think the Planning Board needs to revisit the waiver request. It seems like you are gaming the system with the stormwater plan substantially complete and not allowing the Town to review the entire proposal before the applicant changes site. It is difficult to compile all staff concerns before the project is altered.  
 DR: We were considering phasing the development and building a looped road and adding more duplexes or larger buildings. We did a lot of computing, but rules have changed, and it is hard to map out 100 units. We focused on what we can build now.  
 AL: Complex phasing, the alternating thing under the current approval may not be illegal.  
 DR: Understood.

Brent Libby: What are the buildings setbacks, and how wide is on-street for the parking spaces?  
 DR: The building front entrances 10' and the buildings are setback 18', the parking spaces are 8' wide and there is a 6' esplanade. The buildings have a 30' face to the roof.  
 BL: We will need to do the math to understand if the on-street parking will be an issue.

Doug Fortier: Where work the snow go?

Amanda Lessard: The lighting from the three buildings will light the sidewalk?

DR: Building-mounted lights and pole lights at the parking lot access.

AL: Any additional street lights?

DR: If so, they will be decorative pole lights at the parking lot access and a crosswalk with protected warnings at the driveway entrance.

Steve Puleo: What is the new access roadway radii?

DR: 20-feet wide.

Doug Fortier: We don't want to plow proposed new roadway, looks like a driveway. Both accesses, parking spaces, and no turnaround for my trucks

Amanda Lessard: Basin Road to is not built to public standards.

Doug Fortier: Basin Road public easements

AL: Public easement only to plow it.

Steve Puleo: What is the number of parking spaces in the new parking lot? 2 park spaces per unit?

DR: 74 spaces, 2+/unit

SP: Have you had a DEP pre-application a Site Location of Development Permit?

DR: No