



October 18, 2021

Stephen Puleo, Town Planner  
Town of Windham Planning Board  
8 School Road  
Windham, ME 04062

**Re: Response to Comments  
Site Plan for Camping World – FRHP Lincolnshire, LLC**

Dear Steve:

We received your review memo dated October 12, 2021 for the above referenced project and have prepared plan revisions to address those comments, which are attached for review. The staff comments contained in the October 12 memo from the Environmental & Sustainability Coordinator and the Fire Chief were addressed in our September 29 Response package. The following is our response to the additional comments received by the Town Planner and Town Engineer in the October 12 memo:

Comments from Town Planner:

- Per Section 811.B.1.(18)(i), specify the estimated cost of the development and itemizes the estimate major expenses, such as, but not limited to, roads, sewers, water supply, signage, pavement, stormwater infrastructure, and landscaping.
  - Response: We have prepared a Construction Cost Estimate for use in setting the performance guarantee for the project, which is attached for review.
- Per Section 811.B.(18)(iii), missing Certificate of Good Standing (from Secretary of State) for new applicant is a registered corporation or a statement signed by a corporate officer affirming that the corporation is in good standing.
  - Response: Attached is a Certificate of Good Standing from the Minnesota Secretary of State for FRHP Lincolnshire, LLC.
- Per Section 406.6.5.(d)(3), provide a 20-foot landscaped buffer strip at the Danielle Drive entrance meeting the performance standard in Section 511 Buffer Strip, Landscaped.
  - Response: We have added 2 additional trees at the entrance so that the Site Plan now shows trees to be planted on both sides of the new driveway within the 20-foot buffer strip on Danielle Drive. There was one existing dead tree that was identified during the site walk that will be removed prior to planting the new trees.
- Please provide a “Entrance Only” sign for the westerly entrance along Roosevelt Trail, per Planning Board discussion at the September 27, 2021.
  - Response: We have added a note to the Site Plan to require the installation of a “Do not Enter” sign at the westerly entrance to restrict vehicles from exiting to Roosevelt Trail from the westerly driveway.
- The Traffic Engineer recommends “Directional Pavement Marking Arrows” on the entrance and exit driveways fronting Roosevelt Trail.
  - Response: Proposed traffic arrow pavement markings have been added to the Site Plan.
- Please show entrance gate on Danielle and provide a Knox Box for the Fire Department to enter the surface parking facility.
  - Response: A gate with Knox Box has been added to the Site Plan.

Comments from Town Engineer:

- Testing documentation demonstrating the drawdown [*of the filter basin*] should be provided to the Town.
  - Response: This is also a condition of the Maine DEP Site Law Permit and we will work with both the Town and Maine DEP to demonstrate compliance with the draw-down time as part of our Maine DEP Condition Compliance reporting.
- Please clarify what the existing contours on the revised plans represent. The plan notes indicate that they are from LIDAR. When you say “surveyed” do you mean a field survey?
  - Response: The contours shown on the plans represent the pre-development contours that existed prior to any site disturbance of the property. A significant amount of sitework has been completed on the property so we had the lot surveyed with spot grades in the areas where site development has occurred and in the area of the wet pond so that we could accurately design finish grades for the project. Although the contours were generated from LIDAR, we have actual field-survey points throughout the property that were used when designing the finish grades for the project.
- Please clarify where the redesigned striping will occur. It is not apparent from the site plans. Also please clarify which entrance is referenced above, the 4/5/21 application references a new Danielle Drive entrance in addition to the existing entrance to the facility.
  - Response: The new striping and signage is at the Roosevelt Trail entrance.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President



October 18, 2021

Mark Arienti, PE  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Performance Guarantee Estimate  
Camping World**

Dear Mark:

The following represents an estimate of values for the site improvements requiring a guarantee in accordance with Section 814.C of the Land Use Code for the above referenced project.

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Site Clearing & Grubbing	LS	1	\$25,000	\$25,000
Common Borrow	CY	200	\$7	\$1,400
Aggregates – Gravel	CY	6,550	\$25	\$163,750
Asphalt Paved Apron	LS	1	\$1,500	\$1,500
Stormwater Filter Basin	EA	2	\$7,500	\$15,000
Stormwater Wet Pond	EA	1	\$67,000	\$67,000
Storm Drain Pipe	LF	353	\$20	\$7,060
Catch Basins	EA	1	\$3,000	\$3,000
Riprap	CY	180	\$40	\$7,200
Landscaping	LS	1	\$2,000	\$2,000
Erosion Control	LS	1	\$7,000	\$7,000
Loam & Seed	LS	1	\$6,000	\$6,000
Paint Striping	LS	1	\$2,500	\$2,500
Signage	LS	1	\$1,000	\$1,000
			<b>TOTAL</b>	<b>\$309,410</b>

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President

## Business Record Details »

Minnesota Business Name

**FRHP Lincolnshire, LLC**

**Business Type**

Limited Liability Company (Domestic)

**MN Statute**

322C

**File Number**

2845072-2

**Home Jurisdiction**

Minnesota

**Filing Date**

05/07/2008

**Status**

Active / In Good Standing

**Renewal Due Date**

12/31/2021

**Registered Office Address**

1010 Dale St N  
St Paul, MN 55117-5603  
USA

**Registered Agent(s)**

C T CORPORATION SYSTEM INC.

**Manager**

Brent Moody  
250 Parkway Drive, Suite 320  
Lincolnshire, IL 60069  
USA

**Principal Executive Office Address**

250 Parkway Drive, Suite 320  
Lincolnshire, IL 60069  
USA

### Filing History

## Filing History

Select the item(s) you would like to order:

<input type="checkbox"/>	Filing Date	Filing	Effective Date
<input type="checkbox"/>	05/07/2008	Original Filing - Limited Liability Company (Domestic)	

<input type="checkbox"/>	Filing Date	Filing	Effective Date
	05/07/2008	Limited Liability Company (Domestic) Business Name (Business Name: FRHP Lincolnshire, LLC)	
<input type="checkbox"/>	8/3/2012	Administrative Termination - Limited Liability Company (Domestic)	
<input type="checkbox"/>	10/2/2012	Annual Reinstatement - Limited Liability Company (Domestic)	
	1/1/2018	Conversion to 322C Due to Statute Mandate - Limited Liability Company (Domestic)	
<input type="checkbox"/>	1/15/2019	Registered Office and/or Agent - Limited Liability Company (Domestic)	