

Stephen J. Puleo

From: dustin@dmroma.com
Sent: Monday, November 8, 2021 1:11 PM
To: Stephen J. Puleo; Mark T. Arienti
Subject: Androscoggin Street
Attachments: Waiver Request Form.pdf; Subdivision Plan.pdf; Turning Movement Exhibit.pdf; 21055 - Subdivision Plan.dwg

Hi Steve,

We have made the following revisions and provided supplemental information for the 11 Androscoggin Street project as follows:

- Attached is a turning template showing how a fire truck movement would potentially operate at the end of Androscoggin Street in the existing and proposed condition. The proposed parking spaces would not significantly impact the ability of the truck to maneuver in the same way that it maneuvers in the existing condition.
- Additional pins have been added to the Subdivision Plan so that all lot corners will be monumented. This includes additional pins to mark the street ROW.
- I met with Kara Taylor and she assigned assessing data and addresses to the two properties. Lot 1 is 11 Androscoggin Street and is identified as Tax Map 37, Lot 13. Lot 2 is 15 Androscoggin Street and is identified as Tax Map 37, Lot 13-A. We have added the assessment data to the Subdivision Plan.
- The only proposed tree clearing is for the purpose of installing the foundation drain outfall, and this tree clearing is shown on the Subdivision Plan. We have added Note 11 on the Subdivision Plan regarding tree clearing limits being maintained for 5 years minimum.
- Attached is the digital DWG file to satisfy the submission requirement of submission of GIS data.
- In our revised cover letter dated October 27, we stated that the cost to install the water main extension and service taps, and to repair the roadway, would be approximately \$20,000.
- Attached is a waiver request for section 812.C.1(a) to allow parking spaces to back out onto the street.

Items that I will send to you in a separate email:

- Ability to Serve Letter from Portland Water District
- Financial Capacity Letter

Regarding Stormwater Management – Drainage Plan:

- The subdivision project is not altering the drainage conditions of the site because there is no road construction associated with the development. The Grading & Utility Plan that was prepared as Sheet 4 of the Plan Set is intended to show a potential driveway and building layout that could be built on Lot 2. The location of the level lip spreader and the roofline drip edges will be dependent upon the building and driveway placement that is proposed by the future lot owner. We are agreeable to a Condition of Approval that would require the future developer of Lot 2 to provide a Grading, Drainage and Utility Plan for review and approval by the Town Engineer that will address the specific architecture of the building and layout of the driveway or parking spaces. The future plan to be reviewed and approved by the Town Engineer shall also designate snow storage areas.

The Final Plan will include all Conditions of Approval, Waivers Granted, and the stamp of a licensed land surveyor before Planning Board members sign the plan.

Thanks and please let me know if you need anything else prior to the meeting tonight, or if you have any questions about the information that we have provided with this email response.

Dustin M. Roma, P.E.



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