



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Meeting Minutes - Final

### Planning Board

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Monday, September 11, 2017

7:00 PM

Council Chambers

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#### 1 Call To Order

#### 2 Roll Call and Declaration of Quorum

*The meeting was called to order by Chair, David Douglass. Other members present were: Margaret Pinchbeck, Keith Elder, Bill Walker, and Nick Kalogerakis.*

*Planner, Amanda Lessard, was also present.*

#### 3 Approval of Minutes: August 28, 2017

*There were no minutes to approve.*

### **New Business**

- 4 [PB 17-084](#) 17-18 Weeks Farm Amendment. Major Subdivision amendment. Great Lots of Maine LLC to request review of a revision to the stormwater buffer on Lot 13. The subject property is located at Overlook Road and identified on Tax Map: 10 Lot: 30, Zone: Farm Residential (FR).

**Attachments:** [17-18 Weeks Farm Amendment 08-23-2017](#)

[Peer Review Weeks Farm Amend 08-14-17](#)

[Weeks Farm Amendment Application](#)

[Weeks Farm REV PKG 07Aug2017](#)

[Weeks Farm Subdivision Plan 08-07-2017](#)

*Paul Hollis was present representing the applicant. He was proposing to amend the stormwater buffer on subdivision lot 13 to make it longer and more narrow.*

*Amanda Lessard clarified:*

- *The amendment would increase stormwater*
- *treatment of the developed area.*
- *They did not require any State permits because the infrastructure was existing, stormwater would be treated through buffers, and there were no wetlands in excess of the permitting threshold.*
- *The amendment was before the Board because the original building envelope was insufficient. The lot was constrained by a forested buffer and a tree line that couldn't be cleared.*
- *The town's engineer had reviewed the calculations and agreed that they met the*

ordinance standards.

*Bill Walker made a motion that the Subdivision application for 17-18 Weeks Farm Amended Subdivision on Tax Map: 10, Lot: 30 was to be approved with conditions with the following findings of fact and conclusions.*

#### FINDINGS OF FACT

##### A. POLLUTION

- *No portion of this subdivision is within the mapped 100 year floodplain.*
- *This subdivision is not located over a significant sand and gravel aquifer.*
- *A hydrogeologic assessment must be submitted as part of the Preliminary Plan as the subdivision is not served by public sewer and the subdivision has an average density of more than one dwelling unit per 100,000 square feet.*
  - *In an email dated June 19, 2017, Town Engineer Jon Earle PE noted that a site plan with contour information showing the nitrate/nitrogen concentration at the property lines should be included as part of the hydrogeologic analysis.*
  - *In a letter dated June 26, 2017 from Mark Cenci, the applicant requests a waiver from the hydrogeologic assessment submission requirement.*
  - *The new residential lots will not result in undue air or water pollution.*

##### B. WATER

- *All lots are proposed to be served by public water for domestic use and fire protection.*
- *A written statement from the Portland Water District indicating that there is adequate water supply to service the subdivision must be submitted with the Preliminary Plan.*
- *An email dated June 15, 2017 from Robert Bartels, PE, or the Portland Water District indicates that the 12 inch water main in Albion Road is suitable to serve the proposed subdivision on Overlook.*
- *In an email dated June 19, 2017, Town Engineer Jon Earle PE questioned if the water main would be private or public. If proposed to be a public main, easement language for future maintenance by PWD should be provided.*
- *Connection to the existing water main on Albion Road will require a road moratorium restoration plan per Public Works Director Doug Fortier.*
- *In an email dated June 19, 2017, Town Engineer Jon Earle PE requested that detail for the cross section of the excavation and trench repair of Albion Road in accordance with Chapter 120 Streets & Sidewalks Section 210-14.B should be added to the Final Plan.*
- *Revised plans dated July 5, 2017 includes Note 6 that a bituminous pavement surface overlay shall be installed on the full width of Albion Road for a distance of 20 feet from the edges of the cut.*
- *The closest fire hydrant is located on Albion Road east of the Overlook Road intersection. Fire Chief Brent Libby requests that hydrants be spaced every 1,000' and the development as shown will likely require the installation of 2 hydrants. Hydrant locations should be shown on the plan.*
- *Hydrants and water main locations and details are shown as part of the Preliminary Plan on Sheets 2, 3 and 6. Proposed hydrants, located near the property boundary of Lots 4 and 6, and at Lot 17 are shown on the plan with a revision date of July 5, 2017.*
- *A revised road plan and profile sheets were submitted on July 19, 2017 that addresses comments from the Portland Water District to show locations of water main valving.*

### C. SOIL EROSION

- An Erosion and Sedimentation Control Plan prepared by Attar Engineering, Inc dated June 5, 2016 on Sheet 7 has been submitted as part of the preliminary plan set. It takes the form of printed best management practices plan rather than on-the-ground designation of erosion control measures.
- This project may require a Maine Department of Environmental Protection (DEP) Chapter 500 Stormwater Permit. The applicant must submit a stormwater plan that meets the water quality and quantity standards as well as the flooding standard of Section 3, DEP Chapter 500.
- This project is in the NPDES (National Pollutant Discharge Elimination System) area as designated by the Environmental Protection Agency for the Town of Windham. This may mean there are additional permitting requirements, and ongoing requirements for reporting of stormwater infrastructure maintenance if the area of development is greater than one (1) acre.
- Stormwater calculations are shown on Sheet 1 of the preliminary plan prepared by Attar Engineering, Inc dated June 14, 2016. Berm/Forested Buffer sizing is shown on Sheets 7 and 8. The six (6) berms/forested buffers will treat 82% of the proposed impervious and developed area. The applicant is requesting a waiver from the stormwater flooding standard.
- Sheet 8 of the revised plan set dated June 26, 2017 shows the subcatchment areas used to size the berm/forested buffers.
- In an email dated July 12, 2017, Town Engineer Jon Earle PE stated that the waiver request was reasonable and the project meets Chapter 500 water quality standards.
- A note should be added to the plan requiring permanent marking of the stormwater buffers.
- A stormwater operation and maintenance plan was submitted on June 15, 2017.
- Note 10 on the preliminary subdivision plan submitted July 6, 2017 requires temporary and permanent marking of the stormwater buffers.
- The amended subdivision plans prepared by Attar Engineering, Inc dated August 8, 2017 show a revised stormwater buffer on Lot 13. Stormwater calculations are shown on Sheet 1 and Berm/Forested Buffer sizing is shown on Sheet 8. The six (6) berms/forested buffers will treat 83.3% of the proposed impervious and developed area.
- In an email dated August 14, 2017, Town Engineer Jon Earle PE stated that he reviewed the subdivision amendment submission as it relates to Buffer #3 and has no issues with the new stormwater treatment design and calculations.

### D. TRAFFIC

- The subdivision lots will have frontage on Overlook Road, which is a private road with public easement for winter maintenance. A 40 foot wide easement provides access to the subdivision from Albion Road. A 50 foot wide right-of-way will be delineated around the existing Overlook Road through the subdivision.
- The standard subdivision private road note should be shown on the plan.
- At the Development Team on March 16, 2017, Public Works Director Doug Fortier requested that driveway locations and site distances be shown on the plan.
- Based on the distance to uses that would generate pedestrian trips, sidewalks are not required.
- At the Development Team meeting, the developer indicated that the roadway may be paved and sidewalks added to one side of the road from the intersection of Albion to the end of the project.
- The preliminary plan submission indicates that the development is expected to generate 170 trips per day. A Traffic Impact Analysis must be submitted for subdivisions projected to generate more than 140 vehicle trips per day.

- In an email dated June 19, 2017, Town Engineer Jon Earle PE requested submission of projected peak hour trips.
- A road plan and profile, prepared by Attar Engineering, Inc dated June 5, 2016 was submitted as part of the Preliminary Plan and is shown on Sheets 4 and 5 of 6. The road cross section is shown on Sheet 6 and appears to indicate the road will be constructed to a major private road standard.
- In an email dated June 19, 2017, Town Engineer Jon Earle PE stated that the construction detail should note that the road will be constructed to a major private road standard. He noted that the Town's understanding is that the construction of the roadway will involve reusing as much of existing gravel as possible. He recommended a gradation of the exiting material and areas with gravel not meeting Type D specifications should be noted on the as-built plan. He also requested that site distances at Albion Road and a construction detail for the hammerhead turnaround be added to the plan.
- A Geotechnical Investigation Report prepared by John Turner Consulting dated May 24, 2017 was submitted on June 20, 2017. Page 5 of the report indicates the existing gravel materials do not meet a Type A nor a Type D gravel specification.
- The July 5, 2017 final plan submission describes the improvements to Overlook. The developer no longer proposes to improve the road to the major private road standard. The revised plan set dated July 5, 2017 shows a road cross section detail on Sheet 6 where Overlook Road will have a 20' wide surface with 3" of pavement, with 2' gravel shoulders on each side, and the 20" aggregate subbase will consist of 10" of reclaimed gravel and 10" of Type D gravel.
- Note 14 on the final subdivision plans states that all roads will remain private roads.
- Driveway locations are shown on the subdivision plan submitted on July 6, 2017.
- In an email dated July 11, 2017, Town Engineer Jon Earle, P.E., requested sight distances at the intersection of Overlook Road and Albion Road, the number of peak hour trips, a hammerhead construction detail, and a stop sign detail.
- Sight distances are shown on the subdivision plan submitted on July 19, 2017. Sight distances looking east and west on Albion Road are in excess of 400 feet.

#### **E. SEWERAGE**

- Lots will be served by private subsurface wastewater disposal (septic) systems.
- Soil test pit logs dated March 22, 2017, prepared by Mark Cenci Geologic, Inc were provided in the June 5, 2017 submission. All lots have at least one passing test pit.
- Test pit locations are shown on the Preliminary Plan Sheet 1.

#### **F. SOLID WASTE**

- Private residences in this subdivision will participate in the Town trash bag program.
- Development of these lots should not produce an undue burden on the Town's ability to collect and dispose of solid waste

#### **G. AESTHETICS**

- The site is predominately wooded with some forested wetland areas shown on the plan.
- There are no documented rare botanical features or significant wildlife habitat documented on the site.
- A landscape plan is required for the preliminary plan submission. Street trees are required at least every fifty (50) feet.
- A 15 foot forested buffer is shown along the entire frontage of all proposed subdivision lots and does not appear to be stormwater buffer. The applicant should provide additional detail on restrictions of this buffer area and where driveways are

permitted to cross.

- Limits of tree clearing should be shown on the plan. A note should be added to the plan stating that clearing of trees is not allowed in areas where tree cover is depicted on the plan for a period of at least five (5) years from the date of Planning Board approval.
- Note 10 on the subdivision plan states that the 15' forested buffer must remain in its natural state with the exception of 20' wide openings for driveways.
- The tree line is shown on the subdivision plan and Note 13 specifies the restriction on clearing.

#### H. CONFORMITY WITH LOCAL PLANS AND ORDINANCES

- Comprehensive Plan:
- The plan does meet the goals of the 2017 Comprehensive Plan.
- Land Use Ordinances:
- All lots exceed the minimum lot size of 50,000 square feet for standard lots in the FR zoning district.
- Lots meet the lot width requirement of 150 feet for the FR zoning district.
- A piece of land 15,720 square feet is shown on the sketch plan to be transferred to the abutter, Albion Road, LLC. If this real estate is transferred within 5 years to another person without all of the merged land, then the previously exempt division creates a lot subject to subdivision review.
- Net residential density calculations have been provided on the Preliminary Plan submission.
- Subdivision Ordinance
- Standard notes and the standard condition of approval and waivers granted from performance standards must be shown on the Final Plan.
- The Tax Map and Lot numbers provided by the Tax Assessor are shown on the Final Plan.
- Subdivision plan data compatible with the Town GIS was submitted as part of the Final Plan submission.
- Others:

#### I. FINANCIAL AND TECHNICAL CAPACITY

- A letter dated April 27, 2017 from Dan McCarron, Chief Operating Officer at Maine Capital Group was submitted as evidence of financial capacity.
- A cost estimate for the project must be submitted.
- The applicant has provided information on the licensed professionals working on this project as evidence of technical capacity.

#### J. RIVER, STREAM OR BROOK IMPACTS

- This project will not adversely impact any river, stream, or brook.

#### CONCLUSIONS

1. The proposed subdivision will not result in undue water or air pollution.
2. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed subdivision will not cause an unreasonable burden on an existing water supply.

4. *The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.*
5. *The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.*
6. *The proposed subdivision will provide for adequate sewage waste disposal.*
7. *The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.*
8. *The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.*
9. *The proposed subdivision conforms with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.*
10. *The developer has adequate financial and technical capacity to meet the standards of this section.*
11. *The proposed subdivision is not situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.*
12. *The proposed subdivision will not alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.*
13. *The proposed subdivision is not situated entirely or partially within a floodplain.*
14. *All freshwater wetlands within the proposed subdivision have been identified on the plan.*
15. *Any river, stream, or brook within or abutting the subdivision has been identified on any maps submitted as part of the application.*
16. *The proposed subdivision will provide for adequate storm water management.*
17. *If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision do not have a lot depth to shore frontage ratio greater than 5 to 1.*
18. *The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.*
19. *For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will/will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located. (N/A)*
20. *Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.*

#### CONDITIONS OF APPROVAL

1. *Approval was dependent upon, and limited to, the proposals and plans contained in the application dated March 7, 2017, as amended August 7, 2017, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 913 of the Subdivision Ordinance.*

*Seconded by Keith Elder.*

*Vote: All in favor.*

- 5      [PB 17-085](#)      17-19 Vantage Point Amendment. Major Subdivision amendment. Vantage Point LLC to request review of a revision to the driveway location on Lot 5. The subject property is located at Pope Road and identified on Tax Map: 12 Lot: 34-5, Zone: Farm Residential (FR).

Attachments:    [17-19 Vantage Point Amendment 09-05-17](#)  
[Peer Review Vantage Point 08-31-17](#)  
[Vantage Point Response to Comments 09-01-17](#)  
[Vantage Point Amended Plan](#)  
[Vantage Point Subdivision Amendment Application](#)

*Keith Elder recused himself because he had done work on the lot.*

*Eric Williams was present representing the applicant. They proposed to revise the driveway location on subdivision lot 5. They felt that moving the driveway would provide a better location and less fill would be required.*

*Amanda Lessard stated the town engineer had reviewed the plan and confirmed that site distance conformed with the ordinance standard.*

*Bill Walker made a motion that the Subdivision application for 17-19 Vantage Point Amended Subdivision on Tax Map: 12, Lot: 34 was to be approved with conditions with the following findings of fact and conclusions.*

#### *FINDINGS OF FACT*

##### *A. POLLUTION*

- *No portion of this subdivision is within the mapped 100 year floodplain.*
- *A portion of this subdivision is located over a significant sand and gravel aquifer.*
- *The new residential lots will not result in undue air or water pollution.*

##### *B. WATER*

- *All lots will be served by public water for domestic use.*
- *A letter from the Portland Water District dated July 31, 2015 indicates that there is adequate water supply and pressure for the subdivision.*
- *The closest fire hydrants are located on Pope Road north of the Park Road intersection and on Wild Flower Lane at the Pope Road intersection. Hydrant locations are shown on the Preliminary Plan.*

##### *C. SOIL EROSION*

- *This project does not require a Maine Department of Environmental Protection (DEP) Chapter 500 Stormwater Permit, however the applicant must submit a stormwater plan that meets the water quality and quantity standards as well as the flooding standard of Section 3, DEP Chapter 500.*
- *An erosion and sedimentation plan, prepared by Vantage Point LLC, dated December 7, 2015, has been submitted as part of the Preliminary Plan. Notes and details are shown on Sheet 4.*
- *A stormwater management plan, prepared by Eric G. Williams, P.E, has been submitted as part of the October 5, 2015 Preliminary Plan submission. The plan demonstrates compliance with the required MDEP standard by utilizing a forested buffer.*
- *At the Development Team meeting on July 6, 2015, Public Works Director Doug Fortier noted that this project is in the NPDES (National Pollutant Discharge Elimination*

System) area as designated by the Environmental Protection Agency for the Town of Windham. This may mean there are additional permitting requirements, and ongoing requirements for reporting of stormwater infrastructure maintenance.

- Doug Reynolds, P.E., of Gorrill-Palmer Consulting Engineers, has reviewed the stormwater plan on behalf of the Town. In a letter dated October 16, 2015, Mr. Reynolds had several comments related to the proposed use of a 50 foot buffer area on the adjacent Moses Little Subdivision, and requested development envelopes shown on the plan.
- A response to peer review comments was submitted on October 21, 2015, with information on the Moses Little conservation easement.
- In an email dated October 22, 2015, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, requested right, title or interest for the Moses Little Subdivision conservation easement.
- In an email dated October 29, 2015, Town Attorney Natalie Burns, Esq. of Jensen Baird Gardner & Henry provided an opinion that while the applicant does benefit from the Moses Little Subdivision buffer, the easement does not include the right to use it for stormwater purposes.
- A revised stormwater management plan, prepared by Eric G. Williams, P.E, dated December 2015 has been submitted as part of the December 8, 2015 Preliminary Plan submission.
- In an email dated December 28, 2015, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, stated that the erosion control plan appears to comply with the town requirements and requested additional information on road drainage and wood buffer impacts, and stormwater quantity calculations. Drainage features must meet the setback requirements to septic systems.
- A response to peer review comments and a waiver request for stormwater flooding standards was submitted on January 4, 2015.
- In an email dated January 11, 2016, Mr. Haskell expressed concern about the increases in the peak flows for the 2 and 10 year storms.
- A revised stormwater management plan, prepared by Eric G. Williams, P.E, dated January 2016 was submitted on January 15, 2015. The revised calculations show a minor increase for the peak rate for the 2-year storm and decreases for the 10 and 25 year storms.
- The amended subdivision plan application includes a revised grading plan for Lot 5 dated August 18, 2017.

#### **D. TRAFFIC**

- The subdivision lots will have frontage on Pope Road, an existing public street. Lot 1 also has frontage on Wildflower Lane, an existing public street.
- At the Development Team on July 6, 2015, Public Works Director Doug Fortier requested that driveway locations and site distances be shown on the plan. He also recommended that in order to maintain access management shared driveways be considered.
- Based on the distance to uses that would generate pedestrian trips, sidewalks are not required. However, due to the proximity to the Moses Little Subdivision which does have sidewalks, at the Development Team meeting on July 6, 2015 staff discussed the need for pedestrian connectivity and the option of construction a four (4) foot paved shoulder on Pope Road from Wild Flower Lane to Windham Center Road. The Planning Board may require sidewalks on existing roads on which the property being subdivided fronts if a connection to an existing sidewalk can be made.
- Note 11 on Preliminary Plan states that Lot 1 shall have one driveway curb cut onto Wildflower Lane. Lots 2-6 shall have one driveway onto Pope Road. Driveway locations are not shown on the plan.



- Site distances shown on the plan are measured from the center of road frontage for each lot. Note 14 states that all undergrowth less than 2-inches in diameter located within 20 feet of the easterly edge of Pope Road pavement shall be trimmed to ground level to provide clear site lines.
- Peer review comments from Doug Reynolds, P.E., of Gorrill-Palmer Consulting Engineers, were provided in a letter dated October 16, 2015. Three (3) shared driveway on Pope Road were recommended.
- A response to peer review comments was submitted on October 21, 2015, with information on driveway grades and site distances.
- In an email dated October 22, 2015, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, stated individual driveway curb cuts is not a preferred or recommended practice and requested other shared access alternatives.
- Revised plans dated December 7, 2015 shown individual driveway locations on each lot and proposed improvements to Pope Road for the addition of a 4-foot paved shoulder.
- In an email dated December 28, 2015, Will Haskell, P.E., of Gorrill-Palmer Consulting Engineers, requested that individual driveway designs for the first 50 feet of each driveway be submitted to ensure that reasonable slopes can be achieved at the intersection with Pope Road. He also noted that driveway culverts will be necessary where driveways cross the roadside ditch (Lots 2, 3 and 6) and the drainage easement from the town road drainage (Lots 4 and 5).
- In the January 4, 2016 response to comments the applicant provided driveway grading plans. The first 20 feet are graded at 20%. An alternate plan with shared driveway for Lots 3-5 is also proposed.
- In an email dated January 11, 2016, Mr. Haskell commented that the revised 3:1 embankment grading along Pope Road extends over the ROW in several areas and the shared driveway should be constructed the minor private road standards.
- The applicant submitted a revised plan dated January 15, 2015 that removes the shared driveway and provides grading maintenance easements on Lots 3-6 for the extension of fill slope associated with a 4-foot paved shoulder on Pope Road. All lots will be served by individual driveways.
- The amended subdivision plan dated August 21, 2017 show a revised driveway location on Lot 5. The sight distance table shown on the plan is also updated.
- The amended subdivision plan application includes a revised grading plan for Lot 5 dated August 18, 2017.
- In an email dated August 31, 2017, Town Engineer Jon Earle PE concurred with the sight distance shown on the plan and that the sight distances are adequate for the posted speed limit on Pope Road.

#### E. SEWERAGE

- Lots will be served by private subsurface wastewater disposal (septic) systems.
- Soil test pit analysis prepared by Mark Hampton, CSS, LSE, dated September 28, 2015 show that the property has adequate soils to support a private septic system. Two test pit locations on each proposed lot are shown on the plan.

#### F. SOLID WASTE

- Private residences in this subdivision will participate in the Town trash bag program.
- Development of these lots should not produce an undue burden on the Town's ability to collect and dispose of solid waste

#### G. AESTHETICS

- There is currently a single family residence on the site. The remainder of the site is

*predominately an open maintained hay field with a wooded vegetated buffer along the road.*

- A letter from the Department of Inland Fisheries & Wildlife dated June 30, 2015 indicates that there are no documented rare botanical features or significant wildlife habitat documented on the site.*
- In a letter dated July 6, 2015, the Maine Historic Preservation Commission indicates that there are no historic properties affected by this development.*
- The applicant is requesting a waiver from the requirement of a landscape plan. The waiver was granted on October 26, 2015. Street trees are required at least every fifty (50) feet. Note 13 on the Plan limits clearing in the existing forested buffer adjacent to Pope Road to one driveway opening per lot and clearing as necessary for utility services. No trees greater than 3-inches diameter may be cut except for trees that are windblown, damaged, or pose a safety hazard.*

#### *H. CONFORMITY WITH LOCAL PLANS AND ORDINANCES*

- Comprehensive Plan:*
- The plan does meet the goals of the 2003 Comprehensive Plan.*
- Land Use Ordinances:*
- All lots exceed the minimum lot size of 50,000 square feet for standard lots in the FR zoning district.*
- Lots meet the lot width requirement of 150 feet for the Farm Residential Zone.*
- Net residential density calculations are shown on the plan.*
- Subdivision Ordinance*
- The Tax Map and Lot numbers provided by the Tax Assessor are shown on the Final Plan.*
- Subdivision plan data compatible with the Town GIS has been submitted as part of the Final Plan submission.*
- Others:*

#### *I. FINANCIAL AND TECHNICAL CAPACITY*

- The Preliminary Plan application dated October 5, 2015 includes a cost estimate for the project. Evidence of financial capacity has been provided in the form of a letter dated October 1, 2015, from Iva A Carroll, Vice President & Manager at Norway Savings Bank.*
- The applicant has provided information on the licensed professionals working on this project as evidence of technical capacity.*

#### *J. RIVER, STREAM OR BROOK IMPACTS*

- This project will not adversely impact any river, stream, or brook.*

#### *CONCLUSIONS*

- 1. The proposed subdivision will not result in undue water or air pollution.*
- 2. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the site plan.*
- 3. The proposed subdivision will not cause an unreasonable burden on an existing water supply.*
- 4. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.*

5. *The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.*
6. *The proposed subdivision will provide for adequate sewage waste disposal.*
7. *The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste.*
8. *The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.*
9. *The proposed subdivision conforms with a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.*
10. *The developer has adequate financial and technical capacity to meet the standards of this section.*
11. *The proposed subdivision is not situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B M.R.S.A.*
12. *The proposed subdivision will not alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.*
13. *The proposed subdivision is not situated entirely or partially within a floodplain.*
14. *All freshwater wetlands within the proposed subdivision have been identified on the plan.*
15. *Any river, stream, or brook within or abutting the subdivision has been identified on any maps submitted as part of the application.*
16. *The proposed subdivision will provide for adequate storm water management.*
17. *If any lots in the proposed subdivision have shore frontage on a river, stream, brook, or great pond as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision have/do not have a lot depth to shore frontage ratio greater than 5 to 1. (N/A)*
18. *The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.*
19. *For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will/will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located. (N/A)*
20. *Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14.*

#### CONDITIONS OF APPROVAL

1. *Approval is dependant upon, and limited to, the proposals and plans contained in the application dated June 19, 2015, as amended August 21 2017, and supporting documents and oral representations submitted and affirmed by the applicant, and conditions, if any, imposed by the Planning Board, and any variation from such plans, proposals and supporting documents and representations are subject to review and approval by the Planning Board or the Town Planner in accordance with Section 913 of the Subdivision Ordinance.*

*Seconded by Nick Kalogerakis.*

*Vote: All in favor.*

*Keith Elder rejoined the Board.*

**Other Business**

6 Adjournment

*Keith Elder made a motion to adjourn.*

*Seconded by Margaret Pinchbeck.*

*Vote: All in favor.*