

August 24, 2016

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Response to Minor Site Plan Review Comments
166 Roosevelt Trail, Personal Warehousing Use – Ralph Vance Land Development, Inc.**

Dear Amanda:

We have revised the plans and provided additional information related to the proposed private warehouse building at 166 Roosevelt Trail as follows:

- An Ability-To-Serve Letter from the Portland Water District was provided via email on August 16th.
- We discussed the requirements for road repair in Route 302 with the Public Works Director, and we agreed to have the Town represented during excavation and repair so that the road section can be properly replaced following installation of the water service. This will be addressed during the Street Opening Permit process with the Public Works Department.
- The plans have been revised to show the extents of what will be gravel and pavement surface.
- An overlapping pavement joint detail has been added.

The following outlines how the Design Guidelines identified in Section 813 of the Land Use Ordinance will be addressed:

Required Design Standards: C-3 Zone

- A-1: Building Style. See sections below for specific requirements. The building is not a form of advertising.
- A-2: Materials. The proposed materials for the steel building are high quality and will require minimal maintenance to retain the high level of quality. There are no proposed awnings or canopies.
- A-3: Color. The paint used for building and door finishes will be low-reflectance and non-fluorescent. The primary façade will be a tan color with a darker brown panel along the bottom 3 feet. The doors will be an off-white color.
- A-4: Roofline. The roof pitch has been revised to be a 5:12 pitch
- A-5: Façade. Sections 5a and 5b do not apply to Private Warehousing use. There are no proposed vending machines. Doors will be appropriately trimmed. The overhead doors

will create recessed conditions that will break up the horizontal façade with depth, color and texture differences.

- A-6: Building style coordination (multi-building). This standard is not applicable for a single-building development.
- A-7: Entrance. This standard is not applicable for buildings under 20,000 square feet that have no customer visits.
- A-8: Architectural Details. The architectural detailing and trim are proportional to the scale and design of the building.
- C-4: Existing Trees Preserved. There is no proposed tree clearing associated with this project. There are several large mature trees located along the property frontage with Route 302 that will be preserved, and are designated on the Site Plan as being preserved.
- C-5: Snow Storage Areas Designated. The site has been designed to allow snow to be pushed over the embankments without damaging the landscaped areas or conflict with the stormwater drainage.

Optional Design Standards (8 Minimum)

- B-1: Parking Location. The project requires 4 parking spaces, and we have designated those spaces to be located on the side of the proposed building. The parking area is located more than 160 feet from the adjacent apartment building. The personal warehousing use will generate a very low demand for on-site parking.
- B-3: Interconnected Parking Lots. The project connects abutting properties with an internal driveway, including access over a 60' wide easement on the adjacent property.
- B-8: Low-Impact Design Stormwater. The stormwater basin has been designed utilizing low impact development techniques to avoid an end-of-pipe solution.
- C-1: Lighting/Photometric Plan. There is no pole-mounted lighting proposed. A lighting plan will be provided to the CEO during the building permit process showing the lights to be installed over the building entrances, and will specify photometric data and Color Rendering Index of the lamps. Section C-1b does not apply for low-volume parking lots with less than 20 spaces.
- C-2: Lighting coordinates with architecture. The proposed lighting will bring attention to the doorway entrance elements without creating glare or distraction.
- C-3: Lighting coordinates with landscaping. The proposed lighting over the doorway entrances will not be negatively impacted by the mature growth of landscaping on the property, and will not result in eventual dark spots.
- C-7: Planting suitability. The evergreen and deciduous trees that represent the landscaping element of the project require a relatively low degree of maintenance, are resistant to impacting factors and are hardy to Maine winters.
- C-8: Mass Plantings. The trees that provide the landscaping element in the front yard are planted in a mass arrangement as opposed to individual specimens scattered throughout the area.

- C-9: Illumination Levels. The light fixtures installed on the building are in scale with the site and building development. There are no pole mounted fixtures proposed. The illumination levels are appropriate for the site and use.

Upon your review of the enclosed information please contact me if you have any questions or if you require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M Roma

Dustin M. Roma, P.E.
President

Cc: Ralph Vance