From: William Haskell <WHaskell@gorrillpalmer.com>
Sent: Tuesday, November 01, 2016 2:23 PM
To: Amanda L. Lessard; Lisa Fisher
Cc: Douglas Fortier
Subject: RE: 3200.02 The Plaza - Review of Final Plan Submittal

Hi Amanda,

We have reviewed the latest submission and note the following:

1. A comment response letter was not submitted. It does not appear that prior comments 4, 5, 11, 12, 14 and 17 were acknowledged or addressed in the recent submission.

Thanks,

Will Haskell | Principal

GORRILL PALMER

207.772.2515 (office)
207.318.7052 (mobile)

From: Amanda L. Lessard [mailto:allessard@windhammaine.us]
Sent: Tuesday, November 01, 2016 1:18 PM
To: William Haskell <WHaskell@gorrillpalmer.com>
Subject: RE: 3200.02 The Plaza - Review of Final Plan Submittal

Will,
Fred Panico finally just provided an electronic copy of his response to your comments. He said he emailed them to you this morning, but I'm sending just in case. The Staff Review Committee meeting is scheduled for tomorrow afternoon at 2:30pm, if you have a chance to look at these in this short period of time.
Thanks,
Amanda

_____

Amanda Lessard, Planner
Town of Windham
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it, we are required to provide it. There are very few exceptions. We welcome citizen comments and want to hear from our constituents, but please keep in mind that what you write in an email is not private and will be made available to any interested party.

From: William Haskell [mailto:WHaskell@gorrillpalmer.com]
Sent: Wednesday, October 19, 2016 5:01 PM
To: Amanda L. Lessard; Lisa Fisher; Douglas Fortier; Lisa Fisher; plandesign@live.com
Subject: 3200.02 The Plaza - Review of Final Plan Submittal

Hi Amanda,

We received the following information by email on 10/13/16:

- Application for Minor Site Plan Review, dated 10/3/16, prepared by Planning Design Associates
- Plan Set with 9 sheets, dated 10/3/16, prepared by Planning Design Associates & Subconsultants

We have reviewed the final plan submission for conformance with the Town's Ordinances and general engineering standards. We offer the following comments:

Plans

Sheet C-100

1. Lot lines and zoning information are not shown on the plan. We cannot determine how the proposed project complies with the zoning standards without the lot lines being shown.
2. Radii at curb cut and driveway/parking corners shall be dimensioned.
3. We recommend that a stop sign be provided at the driveway exit.
4. Closure of the existing curb cut with new curb will require cutting into Route 302. Provide a detail for gravel and pavement restoration in Route 302. Add a note to the plan that the curb installation and Route 302 pavement restoration shall be coordinated with the Town Engineer and the Town Engineer shall be notified at least 48 hours prior to this work being started so observations can be scheduled.
5. It is not clear whether the curb ramps and landing pads at the main entrance will be reconstructed. The right ramp will be impacted by the new water service, therefore, will have to be reconstructed. Clarify with notes/callouts. Note that the detail for the detectable warnings on C-301 appears to show a paver style detectable warning. The Town's preference would be that these detectable warnings be replaced with cast iron or composite plates set in concrete.
6. Add a note to the plan that underground utility construction within the Route 302 right-of-way shall be coordinated with the Town Engineer and the Town Engineer shall be notified at least 48 hours prior to this work being started so observations can be scheduled.
7. We recommend that the parking requirements be summarized on the site plan.
8. There appears to be a strip of different material along the edge of the front parking area. Based on the SP-2 Landscaping Plan, this appears to be a gravel bed and/or plantings. This area may be prone to erosion from sheet flow off the pavement area. Provide a detail for this gravel bed. Consideration should be given to stabilizing this edge with riprap or a turf reinforcement mat (TRM).

9. Provide a detail for the UDSF outlet control structure orifice on the outlet pipe.
10. Swale at rear of the site appears to direct flow across subsurface disposal field. Revise grading to route drainage around disposal field.
11. The plan refers to the HHE 200 for the septic system design. The HHE 200 provides relatively vague information on inverts of the septic tank and outlet pipe. We recommend that additional information be submitted on sewer inverts at septic tank, pipe sizing, and whether or not a pump station is required. Now that the grading is complete, it should be possible to provide this information.
12. Driveway grading in the vicinity of the proposed septic tank appears to be relatively steep. It is unclear whether this area will have to be regraded to accommodate future development. Review grading of the access drive in this area.
13. Does the site require an exterior trash/recycling enclosure?

Sheet C-302

14. Underdrain soil filter detail notes that if ledge is encountered it shall be removed and replaced with clay material. It is unlikely that native clay material will be encountered, so a specification for the clay material should be provided, or an alternate liner material specified.

Sheet SP-3

15. A photometric plan has not been provided, so we cannot determine if the lighting plan will result in light spillage over the property line. The primary fixture of concern is Fixture A.

Application

16. Provide a narrative addressing the commercial district design standards. There appear to be several standards that remain to be addressed. The plan shall also be updated to address the commercial district design standards.
17. Provide an ability to serve letter from the Portland Water District. Also obtain clarification from the District on whether the existing water services to the site need to be removed back to the water main in Route 302.
18. The Erosion and Sedimentation Control Plan generally conforms with the Town's Site Plan Ordinance requirements.
19. The Stormwater Plan generally conforms with the Town's Site Plan Ordinance requirements, relative to the flooding standard (stormwater quantity). Minor site plan projects are not required to provide stormwater quality treatment.
20. Note that stormwater treatment has been provided for a portion of the impervious surface in anticipation of future development and the potential for having to meet the MaineDEP Stormwater and/or Site Location of Development Act requirements. It appears that the extent of the project shown on the plans results in just under 1 acre of land disturbance, therefore, a Maine DEP stormwater permit does not appear necessary at this time.
21. A Stormwater Maintenance and Inspection Plan/Narrative has been provided.

Thank you,

William C. Haskell | Principal

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