

October 21, 2016

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

RE: Response to Comments - Minor Site Plan Application
Hanna Realty Associates, LLC
835 Roosevelt Trail
Windham, ME
St.Germain Collins File No.: 3580

Dear Ms. Lessard:

St.Germain Collins has prepared responses to your comments to Hanna Realty Associates, LLC's Minor Site Plan Application for the replacement of the Pratt Abbott Cleaners facility on Roosevelt Trail in Windham.

Enclosed please find a water use table, narrative responses to comments received, a revised plan set, a revised Stormwater Management Report, and an application for a Class V Underground Injection Control Well Registration.

If you have any questions during the review of the enclosed materials, please call me at (207) 591-7000 or e-mail me at ellenr@stgermaincollins.com.

Sincerely,
ST.GERMAIN COLLINS



Ellen J. Rathbone
Project Manager

cc: David Machesney, Hanna Realty Associates, LLC

enclosures:

Water Use Table
Responses to Comments Narrative
Revised Stormwater Management Report
Application for a Class V Underground Injection Control Well Registration
Revised Plan Set

EXPERIENCE YOU CAN RELY ON
WHEN IT COUNTS

Water Use - New Windham Store

Washer Size	Number	Ave Turns per day	Gals. per turn	Water Total
90	2	3.5	70.3	492
40	16	2.5	31.2	1,248
20	20	2.5	15.6	780
	38		117.1	2,520

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For ease of review, the complete text of comments is included here, with our responses in *italicized text*.

Comments from Amanda Lessard:

Adequacy of the existing subsurface wastewater disposal field. I reviewed the HHE 200 form in the property file as it was not submitted with your application. The 5,500 gallons per day was based on water usage at the time. The application states that the new machines will use less water than the existing. The size of the building is larger than the existing facility. Will the new building have an increased number of washing machines?

Enclosed is a spreadsheet showing the number of washers and estimated water use per day of 2,520 gallons. The only other water use will be for domestic purposes; therefore, total water use is expected to be well within the capacity of the disposal field.

The question about the existing equipment vs. the proposed equipment would also address any traffic concerns. If there is increased capacity for customers could the traffic generated be greater than the existing facility?

While the new facility will be more spacious and attractive than the current one, no increase in customer volume is expected. Demand for garment care and laundry services is driven by necessity and convenience.

Provisions for handling solid wastes. There is no dumpster location shown on the plan. The ordinance requires that all dumpsters be located on level paved or graveled surfaces that are screen by fencing or landscaping.

A three cubic yard capacity waste container screened with fencing is now shown on Sheet C-101 at the back of the lot.

What will the new lot areas be for Lots 6 and 7?

The areas are now shown on C-101. Lot 6 will be .46 ac – 20,064 square feet and Lot 7 1.34 ac 58,261 square feet.

A landscape plan was referenced in the submission but was not included.

The landscape plan is now included in the plan set, please see Sheet L-101.

Peer Review Comments (Gorrill Palmer):

1. The Utility narrative does not indicate whether the building will require water service for fire protection. Please clarify.

The plan set now shows two water service connections, one for a fire suppression system. We will submit the updated plans to the Portland Water District for approval prior to construction of the project.

2. The Commercial District Design Standards (CDDS) checklist does not indicate how the parking lot screening/landscaping will be met. Additionally, the landscaping plan does not appear to address parking lot screening along the side lot lines. Additional information shall be provided to address this standard.

Parking lot screening is not required in C-1 district, as shown in the table in Section 813 of the Town Ordinance. Trees along the front property line will provide some screening for the front parking. Trees and vegetation will remain along the side lot adjacent to Wendy's.

3. The CDDS checklist indicates that the low impact design stormwater standards have been met. Refer to later comments regarding stormwater report and calculations.

The stormwater design has been changed in response to comments. It meets the Alternative Low Impact Design (LID) Standards outlined in the Maine LID Guidance Manual, dated September 2007.

4. The CDDS checklist indicates that a continuous walkway from the Route 302 sidewalk is not practical for the site. It would appear that a sidewalk from the Route 302 sidewalk to the sidewalk in front of the building could be accomplished. Please provide additional explanation on why this cannot be completed.

Pedestrians may enter the same entrance as vehicles and cross the parking lot to the 6-foot-wide concrete sidewalk that is provided in front of the building. The building has 4 customer entrances, and trying to specify paths for them all or funnel pedestrians to a prescribed path will increase confusion and reduce pedestrian safety. The site layout has been planned to make vehicle flow predictable for pedestrians and reduces vehicle-pedestrian interaction by locating the majority of the parking in back of the building.

5. We would recommend that the landscaping plan be included in the plan set.

The landscape plan is now included in the plan set, please see Sheet L-101.

6. We were unable to find any existing soils information in the Stormwater Report. Please provide medium intensity soils information.

Please refer to page Sheets D-101 and D-102 of the Plan Set, also shown in Appendix A and B of the Stormwater Management Report.

7. The Stormwater Report indicates that the infiltration system has been designed in accordance with Maine DEP requirements. The calculations appear to use an infiltration rate of 5 inches per hour for existing soils. The Maine DEP requires that existing soils be amended so that the infiltration rate not exceed 2.41 inches per hour for infiltration systems. The calculations and report should be revised accordingly. Additionally, information should be provided relative to depth to groundwater and other infiltration system design criteria required by the Maine DEP. See <http://www.maine.gov/dep/land/stormwater/stormwaterbmps/vol3/chapter6.pdf>

The calculations and plans have been updated.. Please see attached Stormwater Management Report and Plan Set.

8. Review the HydroCAD calculations and parameters for the infiltration pond. The HydroCAD report appears to show the rim elevations for the drywells at 316.95 and the plans show the elevations at 315.50. The outlet pipe inverts also do not appear to match.

The calculations and plans have been updated. Please see attached Stormwater Management Report and Plan Set.

9. The infiltration basin may need to be registered with the Maine DEP through the Class V injection control program. Please confirm and submit a copy of the registration form, if necessary.

Yes, registration is required, please see registration form attached..

10. The Town typically does not allow private development to connect their stormwater systems into the public storm drain system. Additional discussions will be necessary with the Public Works Director.

There is an existing connection to the public storm drain system. Stormwater from the redeveloped site will be treated for quality and quantity by the drip edge filters and infiltration bed. Flow rate to the public storm drain system will be reduced..

11. What is the total area of land disturbance for this project? If it exceeds 1 acre, then a Maine Construction General Permit may be required. Please confirm.

The total area of land disturbance is less than 1 acre.

12. The site appears to be located in the Town's NPDES MS4 area and will have to comply with the Town's Post-Construction Stormwater Ordinance (Chapter 144).

Section 7.0 of the Stormwater Management Report addresses the requirements of Chapter 144.

Peer Review Comments (Gorrill Palmer) - Continued - Plans - Drawing C-101

13. Add a note that the Route 302 water service trench repair shall be observed by the Town Engineer.

Please see Sheet C-101.

14. Add a stop sign for the driveway.

Please see Sheet C-101.

15. Provide additional spot grades and a profile for the driveway entrance.

Spot grades have been provided on Sheet C-101, we believe this is sufficient information given the very level nature of the site.

16. The infiltration pond grading extends over the Route 302 right-of-way. In addition, the peak elevation for the propose 25-year storm appears to extend into the ROW. Revise pond grading so entire pond is located outside the ROW.

The pond grading has been revised, please see Sheet C-101.

17. Label the size of the water service.

Water services and sizes are now shown on Sheet C-101.

18. Plan shows an 18" diameter storm drain from the infiltration basin tying into a public catch basin with a 12" diameter discharge pipe. The Town is concerned with this connection and typically has not allowed private connections in the past. Additional discussion will be necessary with the Town Public Works Director.

This has been revised, please see Sheet 101.

19. A bituminous sidewalk detail should be provided for the Route 302 sidewalk reconstruction.

This detail has been added: please see Sheet C-301.

20. While a detailed narrative erosion control plan has been included on sheet C-302, it does not appear that erosion control BMPs have been called out on the plan.

Please see Sheet C-101.

21. Has the plan been reviewed by the Fire Department for emergency vehicle access to the rear of the building? We would recommend that turning movement diagrams for a fire truck be provided.

We have initiated discussion with the Fire Department and will provided additional details in a separate submission.

22. ADA parking signage is required for the ADA parking spaces to comply with the ADAAG. A detail has been provided on C-301 but we do not see these signs called out on C-101.

Sign locations have been added; please see Sheet C-101.

23. We would recommend a sidewalk be considered from the Route 302 sidewalk to the building sidewalk on the northerly side of the access drive for compliance with the CDDS.

Addressed in Item 4, above.

24. Provide details and specifications for the detectable warnings and ADA ramps at the driveway curb cut.

Please see Sheets C-101 (locations) and C-301 (details).

25. Are any exterior solid waste facilities needed?

A three cubic yard capacity waste container screened with fencing is now shown on Sheet C-101 at the back of the lot.

26. Where will the new business sign (included in narrative) be located?

The location of the sign is now indicated on Sheet C-101.

Peer Review Comments (Gorrill Palmer) - Continued - Plans - Drawing C-301

27. As noted previously, stormwater infiltration system details shall be revised to meet Maine DEP requirements regarding soil amendments.

The calculations and plans have been updated. Please see attached Stormwater Management Report and Plan Set.

28. The standard pavement repair section detail shall be revised to include standard Maine DOT pavement specifications.

Please see sheet C-301.

Peer Review Comments (Gorrill Palmer) - Continued - Plans - Drawing L-101

29. As noted previously, we recommend this plan be added to the plan set rather than in the application narrative. Also see comment 2 above regarding parking lot screening.

The landscape plan is now included in the plan set, please see Sheet L-101. Parking lot screening is not required.



State of Maine
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Bureau of Water Quality Management
 17 State House Station, Augusta, ME 04333-0017
 Telephone: (207) 287-7688

CLASS V UNDERGROUND INJECTION CONTROL (UIC) WELL REGISTRATION

Facility Name or Well Identifying Information

Facility Name or Well Identifier: _____

Town or City: _____ County: _____

Physical Location (street, road, etc. *Please provide map, latitude/longitude or UTM coordinates, if available*) _____

Owner/Operator Information

Owner/Operator Name: _____

Business/Agency: _____

Mailing Address: _____

Daytime Telephone Number: (_____) _____

Number and Type Of Injection Well(s)

- | | |
|--|--|
| <input type="checkbox"/> Motor Vehicle Waste Disposal Well
<input type="checkbox"/> Industrial Well
<input type="checkbox"/> Commercial Car Wash (engine and undercarriage washing)
<input type="checkbox"/> Large-capacity Cesspool
<input type="checkbox"/> Large-capacity Septic System
<input type="checkbox"/> Sewage Treatment Effluent Well
<input type="checkbox"/> Drainage Well
<input type="checkbox"/> Agricultural Drainage Well
<input type="checkbox"/> Stormwater Runoff Well
<input type="checkbox"/> Geothermal Well (Supplemental Data Required) | <input type="checkbox"/> Beneficial Use Well
<input type="checkbox"/> Aquifer Remediation Well
<input type="checkbox"/> Salt Water Intrusion Well
<input type="checkbox"/> Fluid Return Well (Supplemental Data Required)
<input type="checkbox"/> Experimental Technology Well
<input type="checkbox"/> Mine Backfill and Drainage Well
<input type="checkbox"/> In-situ Recovery and Solution Mining Well
<input type="checkbox"/> Other Industrial Well
<input type="checkbox"/> Manual Car Wash
<input type="checkbox"/> Non-contact Cooling Water Well
<input type="checkbox"/> Food Processing Wastewater Well |
|--|--|

Discharge Information

Indicate the type/characteristics of the discharge, average flow (gallons/day) and well construction information (drywell, septic tank, drainfield/leachfield, etc.) for each injection well listed above. *Attach additional sheets or supplemental material, as needed.*

Well Identifier	Characteristics of Discharge	Average Flow (gallons/day)	Well Construction Information

Are the injection well(s) listed above located in a wellhead or source water protection area of a public water supply?
____ Yes ____ No *If more than one injection well is listed, please indicate which wells are located in the wellhead or source water protection area.*

Distance to nearest water supply well: _____ feet Type of well: _____ Public _____ Private

Predominant soil type:

- ____ Sand and gravel soils
- ____ Clay soils
- ____ Shallow to bedrock soils
- ____ Don't know
- ____ Other (Please explain) _____

Name of Preparer: _____ Date: _____

Return form prior to well operation to Maine DEP at address above